

Executive Summary Report

Characteristics-Based Market Adjustment for 2004 Assessment Roll

Area Name / Number: Covington / 56

Previous Physical Inspection: 1999

Sales - Improved Summary:

Number of Sales: 927

Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2003 Value	\$61,500	\$153,900	\$215,400	\$224,000	96.2%	6.05%
2004 Value	\$63,500	\$159,900	\$223,400	\$224,000	99.7%	5.90%
Change	+\$2,000	+\$6,000	+\$8,000		+3.5%	-0.15%
% Change	+3.3%	+3.9%	+3.7%		+3.6%	-2.48%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.15% and -2.48% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2003 Value	\$63,500	\$147,600	\$211,100
2004 Value	\$65,600	\$153,400	\$219,000
Percent Change	+3.3%	+3.9%	+3.7%

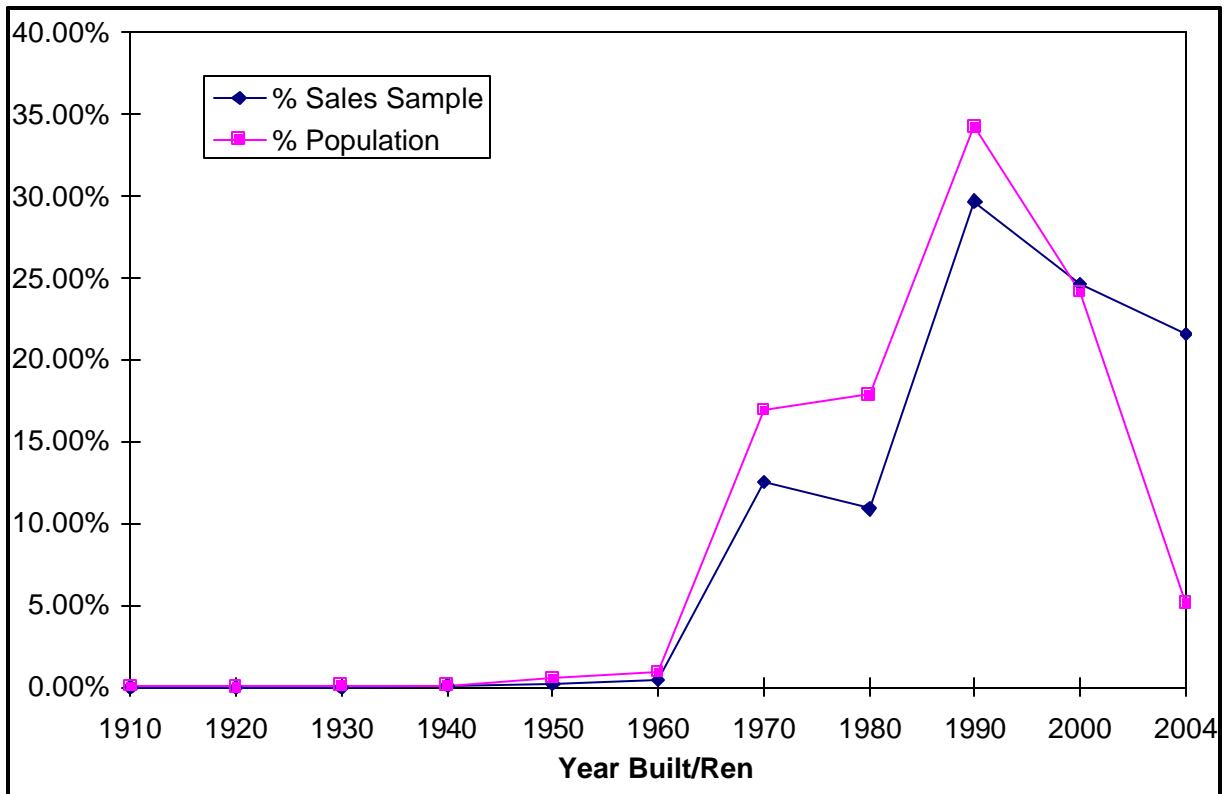
Number of one to three unit residences in the Population: 5789

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties in Cedar Downs Village (Major 144280), Country Club Heights (Major 178620), Covington Wood Div 2 (Major 179670), and Wilderness Hollow Div 2 (Major 940657) have a higher average ratio (assessed value/sale price) than other properties in the area; the formula will adjust these downward more than others. Properties in Lancaster Gate (Major 417850) and the Mews at Lake Wilderness (Major 549146), have a lower average ratio than other properties; the formula will adjust these properties upward more than others. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

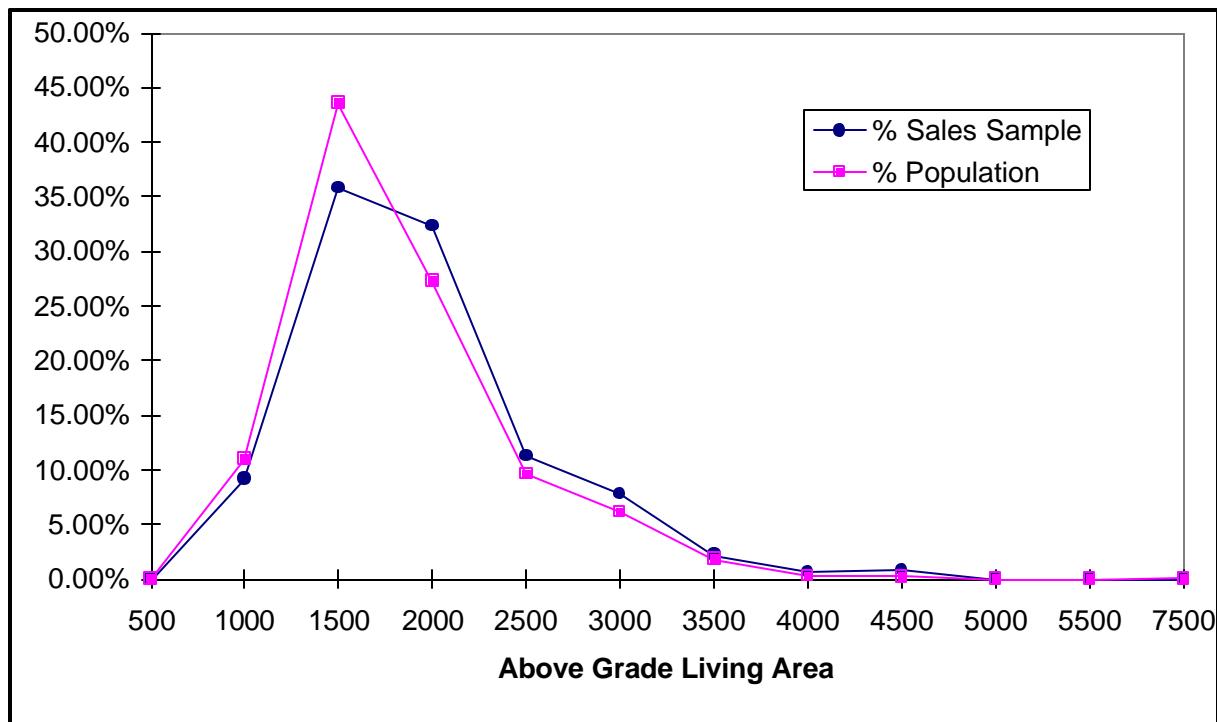
Sales Sample			Population		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	0	0.00%	1910	2	0.03%
1920	0	0.00%	1920	1	0.02%
1930	0	0.00%	1930	7	0.12%
1940	1	0.11%	1940	6	0.10%
1950	2	0.22%	1950	31	0.54%
1960	4	0.43%	1960	55	0.95%
1970	116	12.51%	1970	979	16.91%
1980	101	10.90%	1980	1034	17.86%
1990	275	29.67%	1990	1982	34.24%
2000	228	24.60%	2000	1395	24.10%
2004	200	21.57%	2004	297	5.13%
	927			5789	



The sales sample frequency distribution follows the population distribution fairly closely with regard to Year Built or Year Renovated (whichever is later). Sales of new homes built in the last five years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

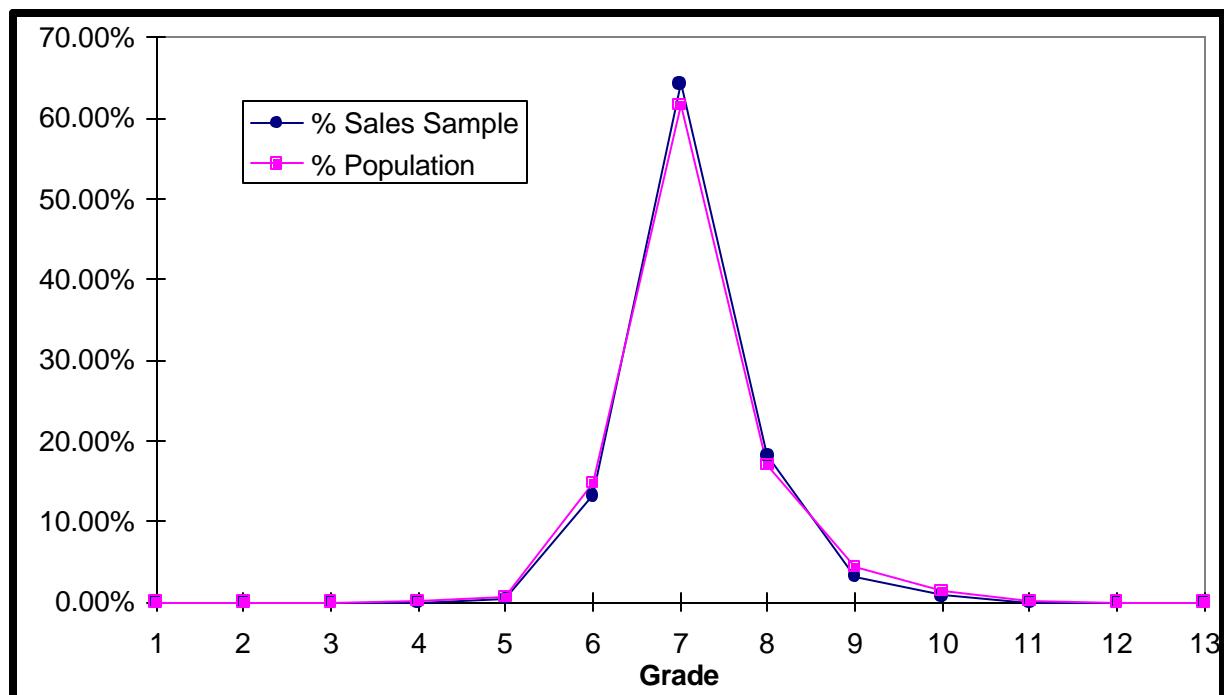
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	1	0.02%
1000	85	9.17%	1000	636	10.99%
1500	332	35.81%	1500	2521	43.55%
2000	300	32.36%	2000	1580	27.29%
2500	104	11.22%	2500	557	9.62%
3000	72	7.77%	3000	358	6.18%
3500	20	2.16%	3500	105	1.81%
4000	6	0.65%	4000	17	0.29%
4500	8	0.86%	4500	13	0.22%
5000	0	0.00%	5000	0	0.00%
5500	0	0.00%	5500	0	0.00%
7500	0	0.00%	7500	1	0.02%
	927			5789	



The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

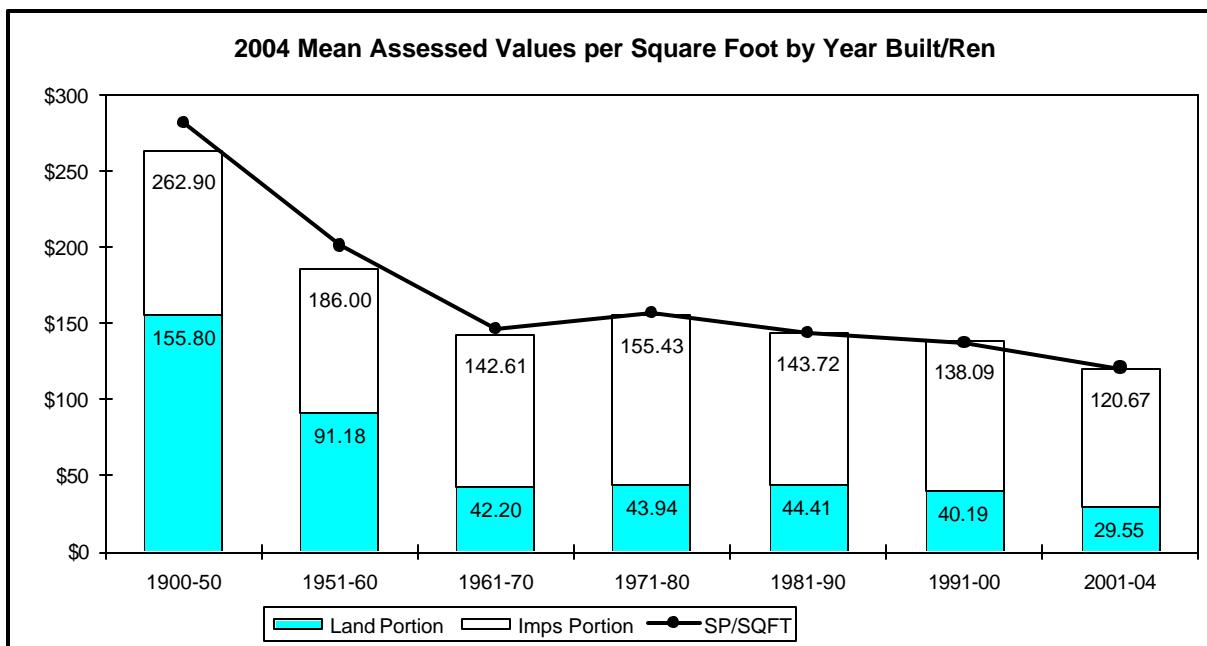
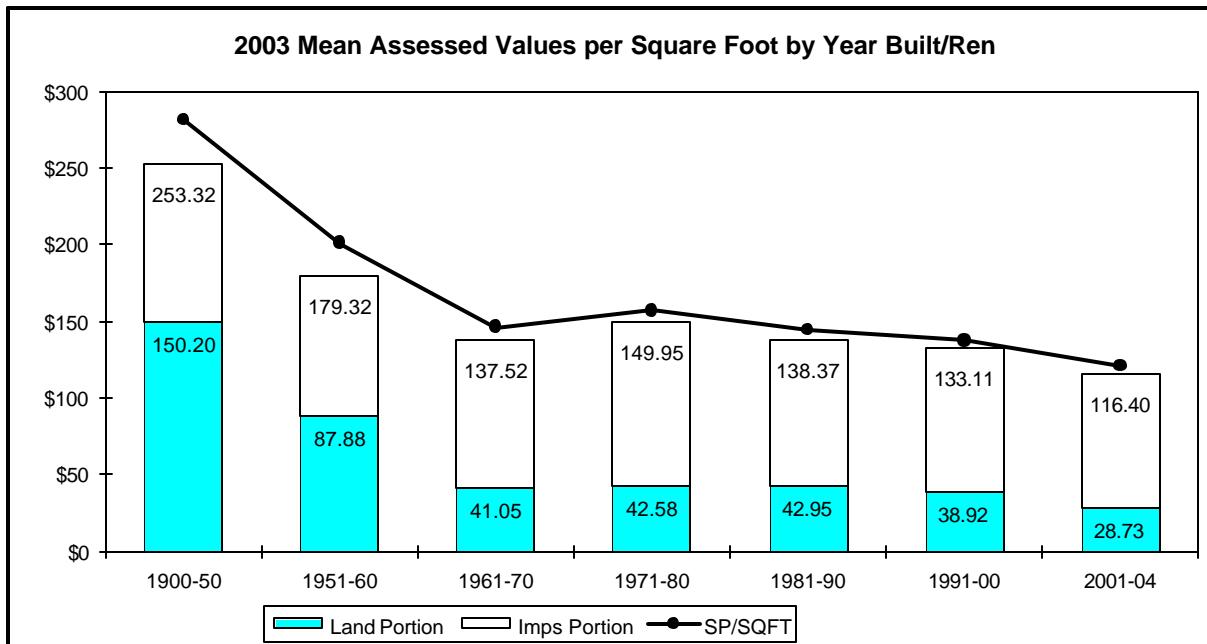
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	1	0.02%
4	0	0.00%	4	7	0.12%
5	4	0.43%	5	35	0.60%
6	122	13.16%	6	854	14.75%
7	596	64.29%	7	3572	61.70%
8	168	18.12%	8	983	16.98%
9	30	3.24%	9	248	4.28%
10	7	0.76%	10	81	1.40%
11	0	0.00%	11	7	0.12%
12	0	0.00%	12	1	0.02%
13	0	0.00%	13	0	0.00%
		927			5789



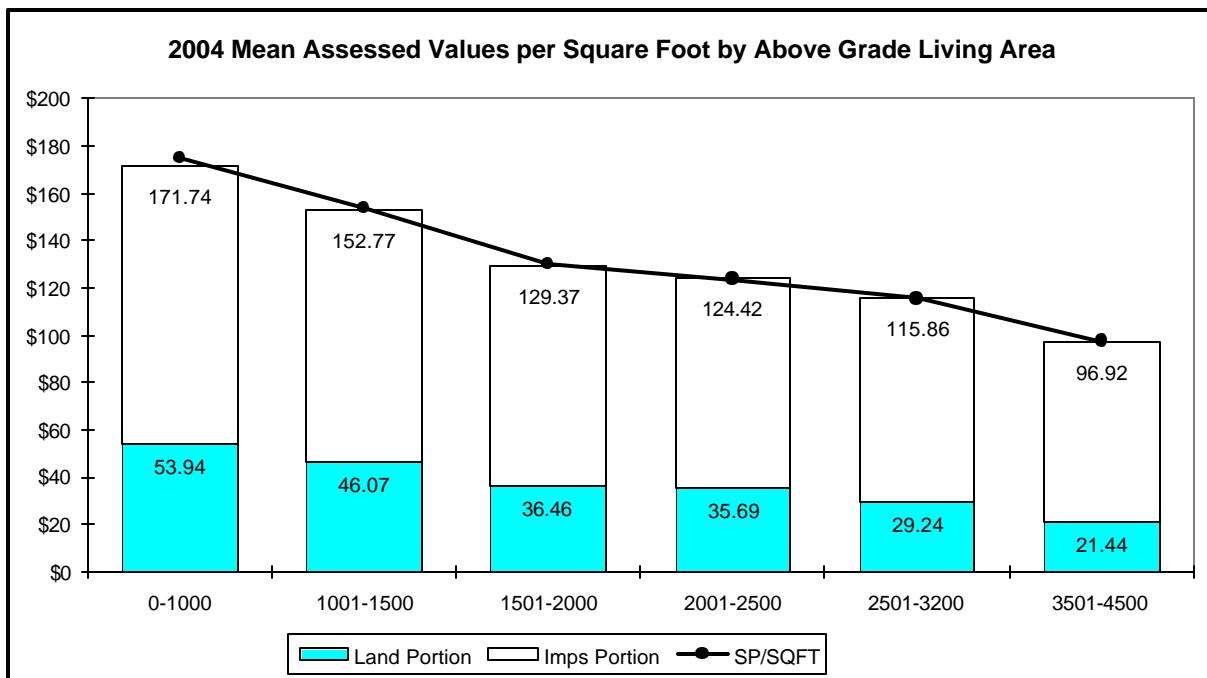
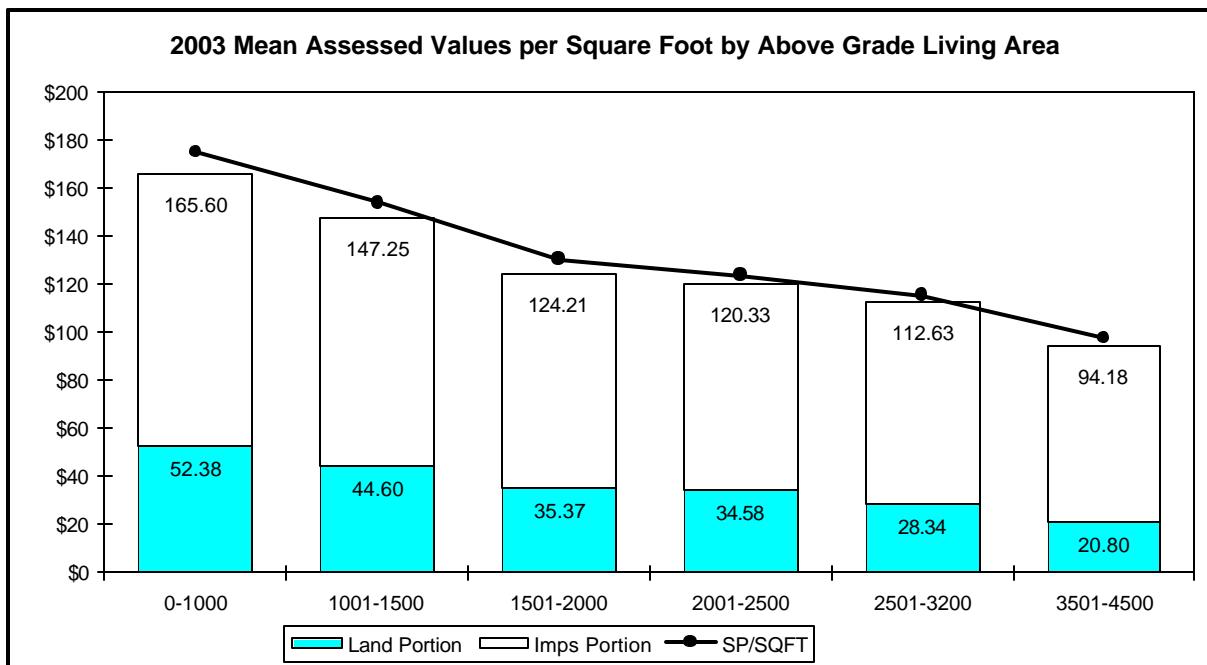
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2003 and 2004 Per Square Foot Values
By Year Built or Year Renovated***



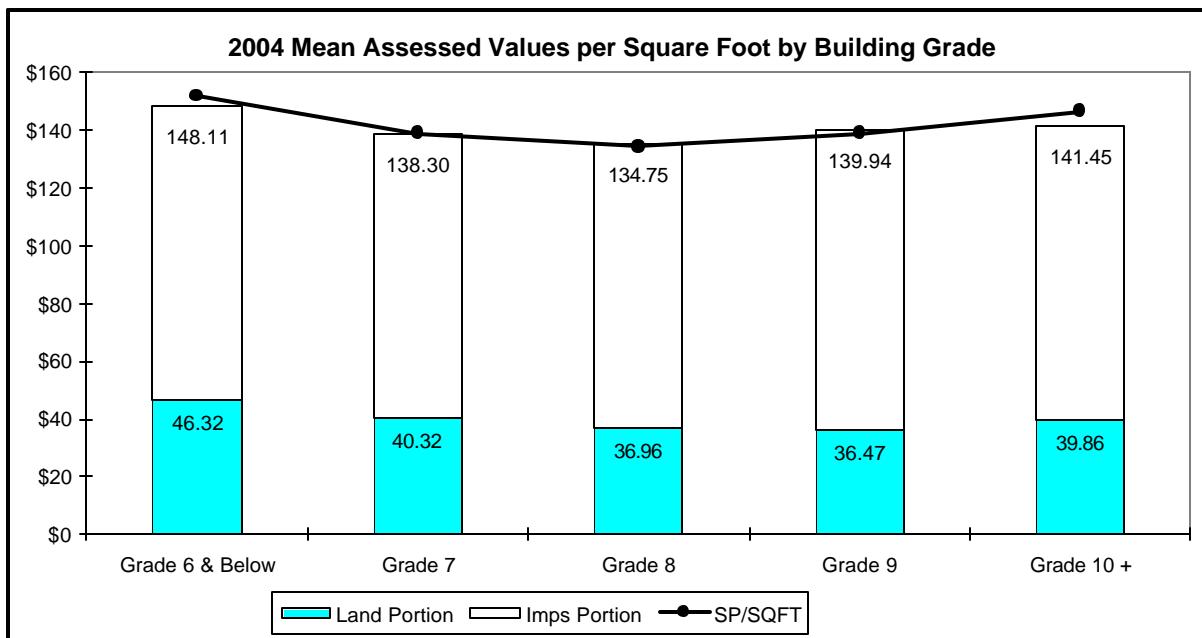
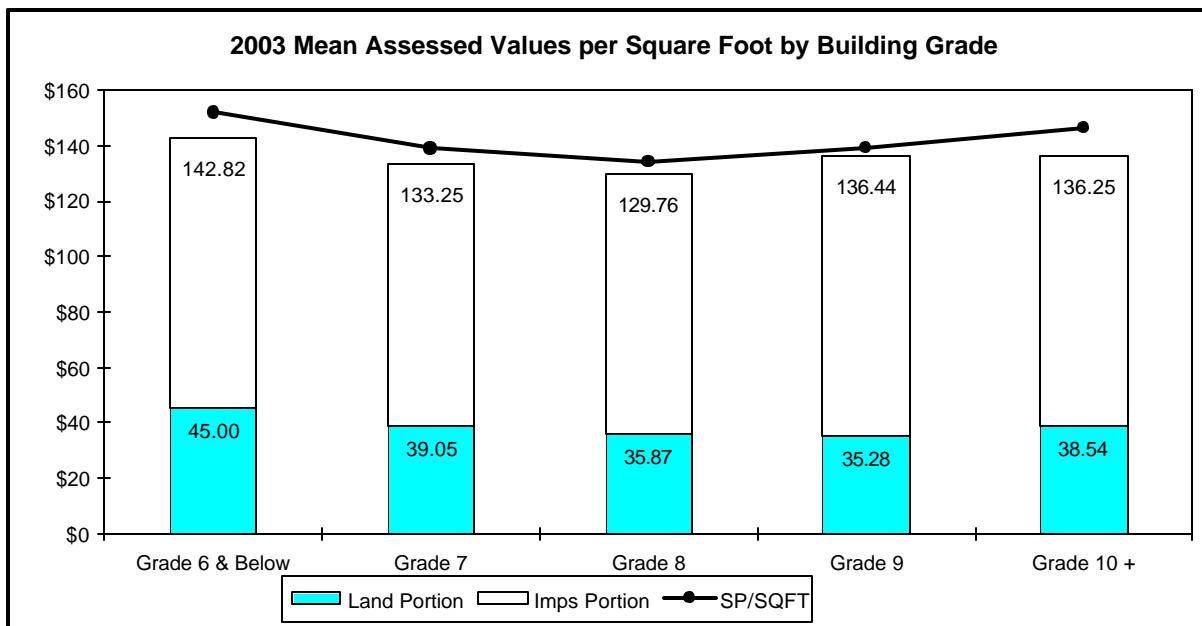
These charts clearly show an improvement in assessment level and uniformity by Year Built or Year Renovated (whichever is later) as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2002 through 11/6/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database. Additional studies were performed January 15, 2004 to test the resultant assessment level using later 2003 sales. There were 48 additional usable sales. The weighted mean ratio dropped from .997 to .996 for one to three unit residences. These changes are not significant.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

Based on the 8 usable land sales available in the area, and their 2003 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 3.3% increase in land assessments in the area for the 2004 Assessment Year. The formula is:

$$2004 \text{ Land Value} = 2003 \text{ Land Value} \times 1.04, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 927 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, For instance, properties in Cedar Downs Village (Major 144280), Country Club Heights (Major 178620), Covington Wood Div 2 (Major 179670), and Wilderness Hollow Div 2 (Major 940657) have a higher average ratio (assessed value/sale price) than other properties in the area; the formula will adjust these downward more than others. Properties in Lancaster Gate (Major 417850) and the Mews at Lake Wilderness (Major 549146), have a lower average ratio than other properties; the formula will adjust these properties upward more than others. The formula adjusts for these differences thus improving equalization.

The derived adjustment formula is:

$$2004 \text{ Total Value} = 2003 \text{ Total Value} / 0.9613685 + 0.05422772 \text{ If Major}=144280 + 0.05909847 \text{ If Major}=178620 + 0.05214754 \text{ If Major}=179670 + -0.03351709 \text{ If Major}=417850 + -0.02503378 \text{ If Major}=549146 + 0.04859961 \text{ If Major}=940657$$

The resulting total value is rounded down to the next \$1,000, *then*:
2004 Improvements Value = 2004 Total Value minus 2004 Land Value

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2004 Land Value + Previous Improvement Value * 1.039)
 - *If a house and mobile home exist, the formula used to arrive at new total value (2004 Land Value + Previous Improvement Value * 1.039).
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2004 Land Value + Previous Improvement Value * 1.039).
 - *If a parcel either improved or vacant is coded “WftFoot” > 0, then there is no change from 2003 value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *If residential properties exist on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2004 \text{ Total Value} = 2004 \text{ Land Value} + \text{Previous Improvement Value} * 1.039, \text{ with results rounded down to the next } \$1,000$$

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 56 Annual Update Model Adjustments

2004 Total Value = 2003 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

4.02%

Cedar Downs	
Village - Major	Yes
144280	
% Adjustment	-5.55%
Country Club	
Heights - Major	Yes
178620	
% Adjustment	-6.02%
Covington	
Wood Div 2	Yes
Major 179670	
% Adjustment	-5.35%
Lancaster Gate	
Major 417850	Yes
% Adjustment	3.76%
Mews at Lake	
Wilderness	Yes
Major 549146	
% Adjustment	2.78%
Wilderness	
Hollow Div 2	Yes
Major 940657	
% Adjustment	-5.01%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a Cedar Downs Village parcel would *approximately* receive a 1.53% downward adjustment (4.02% + -5.55%).

No parcels will receive a multi variable adjustment.

88% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 56 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
144280	Cedar Downs Village	10	60	17	21-22-06	3	8	1980 - 93	213 th Av SE & Se 254 th St.
178620	Country Club Heights	6	10	60	28-22-06	3	9	2003	SE 253 rd Ct & Lake Wilderness Country Club Dr.
179670	Covington Wood Div 2	10	25	40	30-22-06	3	7	2001	SE 251 st Ct & 184 th Av SE
417850	Lancaster Gate	16	108	15	30-22-06	3	7 – 8	1989 - 90	191 st Pl SE & Se 270 th Pl.
549146	Mews at Lake Wilderness	48	50	96	22-22-06	3	7	2001	SE 247 th & Maple Valley Hwy
940657	Wilderness Hollow Div 2	12	93	13	22-22-06	3	8	2003	234 th Pl SE & SE 250 th Pl.

Area 56 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is .997.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
5	4	0.922	0.957	3.8%	0.840	1.073
6	122	0.944	0.979	3.7%	0.966	0.992
7	596	0.962	0.998	3.8%	0.994	1.002
8	168	0.968	1.003	3.6%	0.994	1.013
9	30	0.980	1.005	2.6%	0.986	1.025
10	7	0.926	0.961	3.8%	0.904	1.019
Year Built/Ren Ranges	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1900-1950	3	0.901	0.935	3.8%	0.790	1.081
1951-1960	4	0.895	0.929	3.7%	0.818	1.040
1961-1970	116	0.939	0.974	3.7%	0.961	0.987
1971-1980	101	0.961	0.996	3.7%	0.982	1.009
1981-1990	275	0.960	0.997	3.9%	0.990	1.004
1991-2000	228	0.969	1.005	3.7%	0.998	1.012
2001-2004	200	0.967	1.000	3.4%	0.993	1.007
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Fair	5	0.924	0.959	3.8%	0.852	1.067
Average	798	0.963	0.998	3.7%	0.994	1.002
Good	116	0.956	0.991	3.7%	0.979	1.004
Very Good	8	0.954	0.989	3.7%	0.929	1.049
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	457	0.957	0.993	3.8%	0.987	0.998
1.5	13	0.924	0.959	3.8%	0.931	0.986
2	456	0.966	1.001	3.6%	0.996	1.006
2.5	1	0.949	0.986	3.9%	NA	NA

Area 56 Annual Update Ratio Confidence Intervals

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The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
0-1000	85	0.947	0.982	3.7%	0.967	0.997
1001-1500	332	0.960	0.996	3.8%	0.989	1.003
1501-2000	300	0.955	0.995	4.2%	0.989	1.001
2001-2500	104	0.974	1.007	3.4%	0.995	1.018
2501-3200	83	0.975	1.003	2.9%	0.993	1.014
3201-4500	23	0.968	0.997	3.0%	0.973	1.020
View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	917	0.963	0.998	3.7%	0.994	1.002
Y	10	0.889	0.944	6.2%	0.894	0.994
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	927	0.962	0.997	3.7%	0.993	1.001
Y	0	NA	NA	NA	NA	NA
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
3	927	0.962	0.997	3.7%	0.993	1.001
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
02200-05000	74	0.959	1.000	4.3%	0.986	1.014
05001-07000	266	0.958	0.992	3.6%	0.985	0.999
07001-10000	423	0.965	1.000	3.6%	0.995	1.005
10001-14000	76	0.956	0.991	3.7%	0.979	1.003
14001-20000	51	0.966	1.002	3.7%	0.984	1.019
20001-43559	20	0.948	0.984	3.8%	0.952	1.016
1AC-5.5AC	17	0.979	1.017	3.9%	0.973	1.061

Area 56 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

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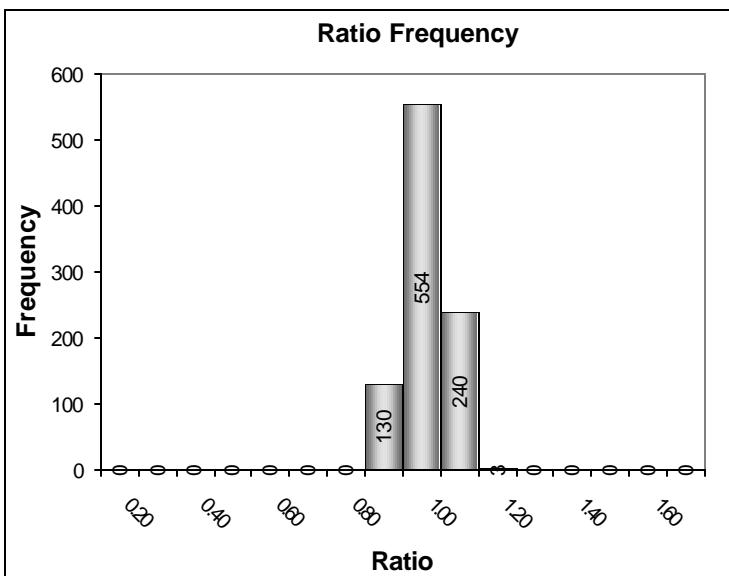
It is difficult to draw valid conclusions when the sales count is low.

Cedar Downs Village Major - 144280	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	917	0.961	0.997	0.037	0.993	1.001
Y	10	1.015	0.996	-0.019	0.965	1.027
Country Club Heights Major - 178620	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	921	0.961	0.997	3.8%	0.993	1.001
Y	6	1.020	0.998	-2.1%	0.966	1.031
Covington Wood Div 2 Major - 179670	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	917	0.961	0.997	3.7%	0.993	1.001
Y	10	1.013	0.998	-1.5%	0.975	1.021
Lancaster Gate Major - 417850	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	911	0.962	0.997	3.6%	0.993	1.001
Y	16	0.925	0.995	7.5%	0.966	1.025
Mews at Lake Wilderness Major - 549146	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	879	0.964	0.997	3.5%	0.994	1.001
Y	48	0.932	0.993	6.6%	0.975	1.011
Wilderness Hollow Div 2 Major - 940657	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	907	0.960	0.997	3.8%	0.993	1.001
Y	20	1.005	0.994	-1.1%	0.964	1.023

Annual Update Ratio Study Report (Before)

2003 Assessments

District/Team: SE / Team - 2	Lien Date: 01/01/2003	Date of Report: 12/15/2003	Sales Dates: 1/2002 - 12/2003
Area 56 - Covington	Appr ID: RSOW	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	927		
Mean Assessed Value	215,400		
Mean Sales Price	224,000		
Standard Deviation AV	57,167		
Standard Deviation SP	58,645		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.962		
Median Ratio	0.961		
Weighted Mean Ratio	0.962		
UNIFORMITY			
Lowest ratio	0.808		
Highest ratio:	1.104		
Coefficient of Dispersion	4.89%		
Standard Deviation	0.058		
Coefficient of Variation	6.05%		
Price Related Differential (PRD)	1.000		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.956		
<i>Upper limit</i>	0.966		
95% Confidence: Mean			
<i>Lower limit</i>	0.958		
<i>Upper limit</i>	0.966		
SAMPLE SIZE EVALUATION			
N (population size)	5789		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.058		
Recommended minimum:	5		
Actual sample size:	927		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	468		
# ratios above mean:	459		
<i>Z:</i>	0.296		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



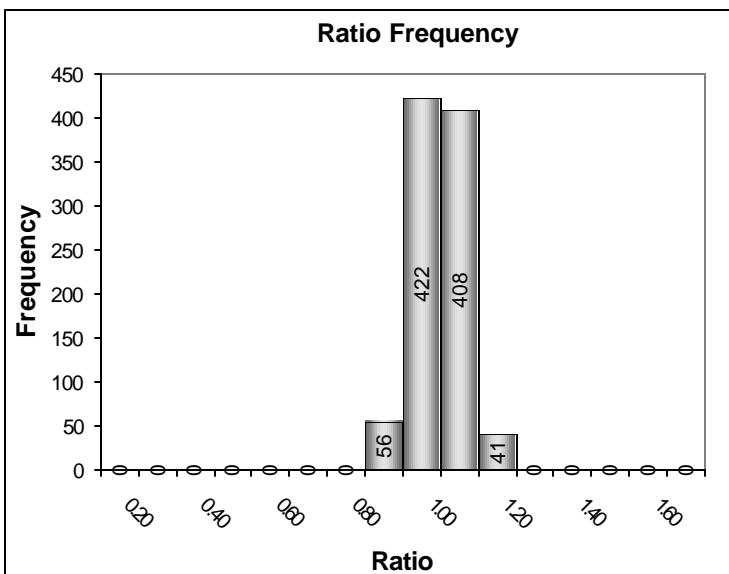
COMMENTS:

1 to 3 Unit Residences throughout area 56

Annual Update Ratio Study Report (After)

2004 Assessments

District/Team: SE / Team - 2	Lien Date: 01/01/2004	Date of Report: 12/15/2003	Sales Dates: 1/2002 - 12/2003
Area 56 - Covington	Appr ID: RSOW	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	927		
Mean Assessed Value	223,400		
Mean Sales Price	224,000		
Standard Deviation AV	58,825		
Standard Deviation SP	58,645		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.998		
Median Ratio	0.998		
Weighted Mean Ratio	0.997		
UNIFORMITY			
Lowest ratio	0.847		
Highest ratio:	1.147		
Coefficient of Dispersion	4.70%		
Standard Deviation	0.059		
Coefficient of Variation	5.90%		
Price Related Differential (PRD)	1.000		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.993		
<i>Upper limit</i>	1.002		
95% Confidence: Mean			
<i>Lower limit</i>	0.994		
<i>Upper limit</i>	1.001		
SAMPLE SIZE EVALUATION			
N (population size)	5789		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.059		
Recommended minimum:	6		
Actual sample size:	927		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	460		
# ratios above mean:	467		
<i>Z:</i>	0.230		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 56

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	312206	9037	8/15/03	252500	830	0	5	1949	3	147668	N	N	27205 188TH AV SE
003	212206	9022	2/13/03	355000	940	0	5	1939	4	217800	N	N	24307 215TH AV SE
003	154580	0350	10/17/03	155000	950	0	5	1948	5	13583	N	N	26623 216TH AV SE
003	202206	9114	8/28/03	215000	1360	0	5	1955	4	136342	N	N	24847 208TH AV SE
003	154580	1000	6/14/02	160000	770	0	6	1972	4	7686	N	N	21663 SE 266TH PL
003	154580	5140	9/3/03	155000	770	0	6	1960	4	7500	N	N	26562 221ST PL SE
003	212206	9074	6/24/02	167000	770	0	6	1966	5	16988	N	N	21635 SE 248TH ST
003	865140	2910	8/6/03	155450	770	0	6	1969	4	5200	N	N	19023 SE 266TH ST
003	865140	1970	5/27/03	132000	770	0	6	1968	3	6432	N	N	18852 SE 269TH ST
003	865140	2270	8/12/02	131500	770	0	6	1968	3	5200	N	N	19051 SE 269TH ST
003	865141	1430	7/18/02	136900	770	0	6	1970	4	5200	N	N	26104 195TH PL SE
003	865141	0990	4/11/03	135000	770	0	6	1969	4	5200	N	N	19456 SE 261ST ST
003	865141	1140	6/27/03	129500	770	0	6	1969	4	4875	N	N	26129 195TH PL SE
003	865140	0200	10/30/03	160650	840	0	6	1969	4	5200	N	N	26838 194TH AV SE
003	865140	0570	10/23/03	149950	840	0	6	1969	4	5525	N	N	26805 194TH AV SE
003	865140	1350	9/25/03	142000	840	0	6	1968	3	5330	N	N	19445 SE 266TH ST
003	865140	1010	10/15/03	130000	840	0	6	1968	3	4680	N	N	19474 SE 266TH ST
003	865140	0570	2/20/02	126500	840	0	6	1969	4	5525	N	N	26805 194TH AV SE
003	865140	0250	8/18/03	121751	840	0	6	1969	3	5600	N	N	26806 194TH AV SE
003	865141	0520	6/5/03	140000	840	0	6	1969	4	4550	N	N	19406 SE 264TH ST
003	865141	0090	1/28/03	137700	840	0	6	1969	5	5265	N	N	19427 SE 265TH ST
003	865143	0010	11/8/02	146000	840	0	6	1969	4	5200	N	N	19670 SE 259TH ST
003	865143	0690	5/23/03	138100	840	0	6	1969	3	5200	N	N	19616 SE 260TH ST
003	865143	0650	1/3/03	133000	840	0	6	1969	3	5200	N	N	19626 SE 260TH ST
003	865143	0980	12/6/02	131500	840	0	6	1969	3	5330	N	N	19631 SE 260TH ST
003	865143	0580	6/24/03	125500	840	0	6	1969	4	5200	N	N	19646 SE 260TH ST
003	252530	0150	3/21/03	173000	860	470	6	1977	3	10370	N	N	23402 SE 267TH ST
003	865140	2410	7/19/02	149950	860	0	6	1969	3	5265	N	N	26714 191ST PL SE
003	865140	2490	11/8/02	152950	860	0	6	1968	4	5265	N	N	26709 191ST PL SE
003	865140	1890	6/27/03	129500	860	0	6	1968	2	5200	N	N	26637 190TH AV SE

Improved Sales Used in this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	865140	1680	5/13/02	136750	860	0	6	1968	3	5185	N	N	19106 SE 266TH ST
003	865140	1910	9/29/03	116000	860	0	6	1968	3	5607	N	N	26653 190TH AV SE
003	865141	0970	11/6/03	144500	860	0	6	1969	3	5200	N	N	19468 SE 261ST ST
003	865141	1120	4/24/02	143750	860	0	6	1969	4	4875	N	N	26123 195TH PL SE
003	154580	5680	1/8/02	138800	870	0	6	1966	4	9450	N	N	22030 SE 266TH PL
003	865143	0670	7/29/03	157500	870	0	6	1969	3	5330	N	N	19622 SE 260TH ST
003	865143	1110	2/20/03	148500	870	0	6	1969	3	5829	N	N	25708 198TH PL SE
003	865143	0940	9/4/03	155000	870	0	6	1969	3	5330	N	N	19621 SE 260TH ST
003	865143	0280	1/1/03	148750	870	0	6	1969	3	5200	N	N	19608 SE 259TH ST
003	865143	0220	7/14/03	140000	870	0	6	1969	3	5200	N	N	19622 SE 259TH ST
003	865143	1060	2/7/03	139900	870	0	6	1969	3	5200	N	N	19651 SE 260TH ST
003	865143	0990	1/17/03	138000	870	0	6	1969	3	5330	N	N	19633 SE 260TH ST
003	865143	0730	12/23/02	142900	870	0	6	1969	4	5200	N	N	19604 SE 260TH ST
003	865143	0140	4/25/02	129500	870	0	6	1969	3	5200	N	N	19642 SE 259TH ST
003	865143	0570	1/8/02	134000	870	0	6	1969	3	5330	N	N	19644 SE 260TH ST
003	415630	0090	4/1/03	155000	880	0	6	1980	3	9603	N	N	21240 SE 271ST PL
003	865141	0490	12/6/02	142000	880	0	6	1969	3	4770	N	N	19414 SE 264TH ST
003	415630	0270	5/15/02	170000	910	0	6	1980	3	9600	N	N	21237 SE 270TH ST
003	415630	0490	4/29/02	154000	910	0	6	1980	3	9613	N	N	21205 SE 268TH PL
003	865140	0680	4/23/03	159742	920	0	6	1969	3	5200	N	N	19230 SE 269TH ST
003	865140	1170	8/14/03	153500	920	0	6	1968	4	4550	N	N	19430 SE 266TH ST
003	865140	1500	2/19/03	142500	920	0	6	1969	3	5200	N	N	19448 SE 267TH ST
003	865141	0060	6/22/02	150450	920	0	6	1969	3	5100	N	N	19415 SE 265TH ST
003	865141	0540	4/24/03	152612	920	0	6	1969	4	4770	N	N	19402 SE 264TH ST
003	865141	0380	12/20/02	139000	920	0	6	1969	3	4770	N	N	19403 SE 264TH ST
003	865141	0030	4/5/02	141590	920	0	6	1969	4	4896	N	N	19405 SE 265TH ST
003	865141	0110	6/21/02	139950	920	0	6	1969	4	5780	N	N	19501 SE 265TH ST
003	865141	0440	5/1/03	125000	920	0	6	1969	4	4550	N	N	19417 SE 264TH ST
003	431170	0210	8/24/03	176000	940	0	6	1970	4	15624	N	N	18022 SE 265TH PL
003	252530	0310	4/22/02	157000	950	0	6	1969	4	6380	N	N	26511 234TH CT SE
003	076651	0110	6/4/03	170000	960	0	6	1977	4	10125	N	N	18238 SE 262ND PL

Improved Sales Used in this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	256960	0060	4/18/02	139000	960	0	6	1962	3	10990	N	N	26849 172ND PL SE
003	291661	0190	10/11/03	168500	980	0	6	1983	3	8227	N	N	26201 200TH AV SE
003	865140	1760	4/25/03	149800	980	0	6	1968	3	5330	N	N	19008 SE 266TH ST
003	865141	1200	10/7/03	154950	980	0	6	1969	4	4550	N	N	26141 195TH PL SE
003	865144	1570	7/22/02	158000	980	0	6	1970	3	5950	N	N	26502 186TH PL SE
003	865140	2140	7/17/03	155950	990	0	6	1968	3	5200	N	N	19007 SE 269TH ST
003	865144	0570	7/22/02	163000	1000	0	6	1977	4	5200	N	N	26508 187TH AV SE
003	865140	2900	6/24/03	159990	1010	0	6	1999	3	5200	N	N	19017 SE 266TH ST
003	865143	0590	2/22/02	154000	1030	0	6	1969	4	5330	N	N	19642 SE 260TH ST
003	076651	0090	9/25/03	176000	1040	0	6	1977	4	10125	N	N	18252 SE 262ND PL
003	076651	0070	5/17/02	160500	1040	0	6	1977	4	10125	N	N	18247 SE 262ND PL
003	865140	0920	7/23/02	142000	1050	0	6	1968	4	4550	N	N	19453 SE 267TH ST
003	865140	0840	6/13/03	135363	1050	0	6	1968	3	4875	N	N	19425 SE 267TH ST
003	865141	0600	2/22/02	115000	1050	0	6	1969	3	5132	N	N	26206 195TH PL SE
003	252531	0270	2/20/03	190000	1060	0	6	1981	3	9743	N	N	26723 232ND AV SE
003	865141	0760	2/20/02	127450	1060	0	6	1969	3	5200	N	N	19701 SE 261ST ST
003	865143	0230	2/18/03	132500	1060	0	6	1969	3	5330	N	N	19620 SE 259TH ST
003	865140	0900	11/14/02	148500	1100	0	6	1968	4	4550	N	N	19443 SE 267TH ST
003	865140	0280	3/20/02	117000	1100	0	6	1969	4	6500	N	N	19254 SE 268TH ST
003	865141	0410	7/21/03	159950	1100	0	6	1969	4	4550	N	N	19411 SE 264TH ST
003	865140	2480	8/4/03	161450	1120	0	6	1968	4	4875	N	N	26707 191ST PL SE
003	865140	2200	8/23/02	119600	1120	0	6	1968	3	4960	N	N	19031 SE 269TH ST
003	865141	1230	9/26/03	149900	1120	0	6	1969	3	5200	N	N	26151 195TH PL SE
003	865144	1550	5/20/03	159950	1120	0	6	1970	3	5200	N	N	26514 186TH PL SE
003	865144	1740	10/9/02	159950	1120	0	6	1970	3	5200	N	N	26631 TIMBERLANE DR SE
003	865144	1550	3/26/02	149950	1120	0	6	1970	3	5200	N	N	26514 186TH PL SE
003	865140	0020	6/10/03	146000	1140	0	6	1969	4	5525	N	N	19215 SE 269TH ST
003	865140	2450	2/12/03	153000	1150	0	6	1968	4	5785	N	N	26701 191ST PL SE
003	865140	2430	5/14/02	149000	1150	0	6	1969	3	5166	N	N	26710 191ST PL SE
003	865140	2930	3/13/02	146700	1150	0	6	1969	4	5950	N	N	19037 SE 266TH ST
003	252530	0260	7/22/02	170000	1160	0	6	1969	3	9660	N	N	23402 SE 265TH ST

Improved Sales Used in this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	865140	0830	7/22/02	153500	1160	0	6	1968	3	4745	N	N	19423 SE 267TH ST
003	865140	1550	1/10/03	151700	1160	0	6	1969	3	5200	N	N	19432 SE 267TH ST
003	865140	0120	10/9/03	159000	1160	0	6	1969	4	5200	N	N	19241 SE 269TH ST
003	865140	0360	8/25/03	158000	1160	0	6	1969	5	5330	N	N	19232 SE 268TH ST
003	865140	0040	4/17/02	149950	1160	0	6	1969	4	5330	N	N	19219 SE 269TH ST
003	865140	0790	9/10/02	134300	1160	0	6	1968	4	5200	N	N	19409 SE 267TH ST
003	865143	0340	8/14/03	157000	1160	0	6	1969	3	5330	N	N	19605 SE 259TH ST
003	865140	0850	2/20/03	141000	1170	0	6	1968	4	4550	N	N	19427 SE 267TH ST
003	865141	0270	5/13/03	158950	1170	0	6	1969	5	4875	N	N	19420 SE 265TH ST
003	154580	1310	8/20/02	179000	1180	0	6	1984	3	7320	N	N	26717 218TH AV SE
003	154580	1440	9/8/03	180000	1180	0	6	1984	4	7494	N	N	26816 216TH AV SE
003	865143	0050	2/13/03	153000	1190	0	6	1969	4	5200	N	N	19662 SE 259TH ST
003	865143	0820	2/1/03	139000	1190	0	6	1969	4	5200	N	N	25923 196TH AV SE
003	865140	2070	10/21/02	153750	1210	0	6	1968	3	5200	N	N	18851 SE 269TH ST
003	865140	2810	10/28/02	142000	1210	0	6	1969	3	6970	N	N	26626 190TH AV SE
003	272206	9052	3/23/02	148500	1250	0	6	1977	3	20037	N	N	26935 235TH AV SE
003	865140	0030	2/21/03	151500	1280	0	6	1969	4	5330	N	N	19217 SE 269TH ST
003	865143	0430	7/10/03	147500	1280	0	6	1969	3	5330	N	N	19629 SE 259TH ST
003	865140	0760	9/20/02	154500	1310	0	6	1968	5	6695	N	N	19403 SE 267TH ST
003	865143	0460	6/27/02	151000	1320	0	6	1969	3	5330	N	N	19643 SE 259TH ST
003	865140	2840	4/3/02	152300	1350	0	6	1969	5	6370	N	N	26620 190TH AV SE
003	865140	1860	6/21/02	135000	1360	0	6	1968	3	5590	N	N	26631 190TH AV SE
003	865141	1000	10/24/02	169950	1360	0	6	1969	4	5420	N	N	19450 SE 261ST ST
003	865141	1010	4/18/03	154000	1360	0	6	1969	4	5095	N	N	19451 SE 261ST ST
003	415630	0070	4/12/03	187000	1370	0	6	1980	3	9628	N	N	21230 SE 271ST PL
003	865144	1780	4/15/02	165450	1380	0	6	1970	3	5200	N	N	26649 TIMBERLANE DR SE
003	865143	0100	4/22/03	151000	1400	0	6	1969	3	5330	N	N	19650 SE 259TH ST
003	415630	0140	8/9/02	185990	1462	0	6	1980	3	9601	N	N	21221 SE 271ST PL
003	865140	1800	9/30/03	164950	1530	0	6	1968	4	6435	N	N	26605 190TH AV SE
003	252530	0100	7/7/03	175000	1540	0	6	1975	4	18360	N	N	23517 SE 267TH ST
003	865140	2470	8/28/02	169950	1570	0	6	1968	4	5460	N	N	26705 191ST PL SE

Improved Sales Used in this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	154580	8920	8/19/02	216950	1830	0	6	1979	4	8214	N	N	26966 222ND AV SE
003	272206	9091	6/21/02	212000	2340	0	6	1977	2	19166	N	N	26919 235TH AV SE
003	857840	0115	10/24/03	246000	2720	0	6	1984	3	14105	N	N	21771 SE 263RD PL
003	865144	0120	2/27/02	137500	820	0	7	1977	4	5200	N	N	26438 189TH AV SE
003	179635	0590	9/26/03	156000	870	0	7	1983	3	7875	N	N	18524 SE 259TH PL
003	865144	0220	4/28/03	166950	900	0	7	1977	4	5200	N	N	26408 189TH AV SE
003	865144	2570	10/8/03	154000	900	0	7	1977	3	4875	N	N	18720 SE 268TH ST
003	865144	0060	7/30/02	154350	900	0	7	1977	4	5200	N	N	26450 189TH AV SE
003	865144	2930	10/30/02	149950	900	0	7	1977	4	5200	N	N	26634 188TH AV SE
003	865144	0840	2/4/02	193750	910	800	7	1976	4	5395	N	N	18513 SE 263RD ST
003	865144	2470	10/18/02	179950	910	800	7	1977	4	5200	N	N	26627 188TH AV SE
003	865144	1110	6/25/02	173900	910	800	7	1977	4	7176	N	N	18409 SE 263RD ST
003	076650	0050	11/22/02	189990	920	430	7	1979	4	23852	N	N	18052 SE 262ND PL
003	856200	0130	12/11/02	189575	930	710	7	1983	3	7459	N	N	19820 SE 265TH ST
003	179636	0670	5/30/02	165000	950	0	7	1984	4	7350	N	N	26326 191ST PL SE
003	865144	2580	5/2/03	173800	950	0	7	1977	3	4875	N	N	18718 SE 268TH ST
003	865144	1880	8/6/02	172000	950	0	7	1977	4	5200	N	N	18511 SE 267TH ST
003	154580	2000	12/6/02	185800	960	570	7	1983	3	7698	N	N	21627 SE 270TH ST
003	127450	0140	5/22/02	167500	1000	0	7	1968	3	9576	N	N	17222 SE 267TH PL
003	179636	1170	6/17/03	210000	1000	240	7	1984	4	8697	N	N	18822 SE 263RD ST
003	865144	0720	10/29/02	156950	1000	0	7	1977	3	5200	N	N	26408 187TH AV SE
003	127450	0330	5/20/02	164565	1010	0	7	1968	3	11808	N	N	26527 175TH AV SE
003	127450	0040	7/18/02	169950	1010	0	7	1968	3	10857	N	N	17221 SE 267TH PL
003	127450	0420	11/4/03	164900	1010	0	7	1968	3	8906	N	N	17425 SE 266TH PL
003	127450	0520	10/30/02	162350	1010	0	7	1968	3	9514	N	N	26608 175TH AV SE
003	127450	0150	9/25/03	154888	1010	0	7	1968	3	9548	N	N	17216 SE 267TH PL
003	865144	0660	9/16/03	186900	1020	520	7	1977	3	5200	N	N	26420 187TH AV SE
003	865144	0470	9/30/03	184900	1030	0	7	1977	3	5200	N	N	26421 TIMBERLANE DR SE
003	865144	1290	10/9/03	185000	1030	400	7	1977	3	5200	N	N	26466 186TH CT SE
003	865144	2410	2/18/03	179950	1030	300	7	1977	3	4875	N	N	26604 TIMBERLANE DR SE
003	865144	3480	7/10/03	188000	1030	640	7	1977	3	5200	N	N	26302 187TH CT SE

Improved Sales Used in this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	865144	2370	9/24/02	170000	1030	0	7	1977	3	4875	N	N	26612 TIMBERLANE DR SE
003	865144	2360	3/18/03	168950	1030	0	7	1977	2	4875	N	N	26614 TIMBERLANE DR SE
003	865144	3420	7/31/03	184500	1030	680	7	1976	4	5440	N	N	26309 187TH CT SE
003	865144	0180	4/23/03	181600	1030	640	7	1977	4	5200	N	N	26424 189TH AV SE
003	865144	1090	3/26/02	168900	1030	680	7	1977	3	6804	N	N	26308 184TH PL SE
003	865144	2490	10/25/02	172000	1030	720	7	1978	4	5200	N	N	18748 SE 268TH ST
003	865144	2760	7/25/02	175000	1040	0	7	1978	4	4875	N	N	18727 SE 268TH ST
003	865144	2240	8/29/03	178000	1040	0	7	1977	3	5200	N	N	26642 TIMBERLANE DR SE
003	865144	0700	6/20/02	178000	1040	460	7	1977	3	5200	N	N	26412 187TH AV SE
003	154580	4570	3/15/02	185950	1060	530	7	1996	3	8125	N	N	21842 SE 265TH ST
003	154580	4110	4/2/02	187925	1060	730	7	1999	3	7800	N	N	21833 SE 266TH ST
003	179635	0830	9/26/02	172000	1060	0	7	1980	4	7350	N	N	18527 SE TIMBERLANE BL
003	179638	0200	9/26/02	1711250	1060	0	7	1990	3	8589	N	N	26012 193RD PL SE
003	252531	0440	4/8/02	200000	1060	440	7	1980	5	10731	N	N	23325 SE 266TH ST
003	865144	0250	4/17/02	184400	1060	440	7	1977	4	5200	N	N	26314 TIMBERLANE DR SE
003	865144	2890	7/26/02	164500	1060	440	7	1978	4	5200	N	N	26804 188TH AV SE
003	154580	2650	7/14/03	203500	1063	576	7	1997	3	8125	N	N	21845 SE 271ST PL
003	154580	7820	6/11/03	195000	1063	552	7	1997	3	7303	N	N	21322 SE 261ST ST
003	154580	0530	3/22/03	217000	1064	734	7	2000	3	8422	N	N	26921 216TH AV SE
003	154580	1470	6/26/03	213450	1070	750	7	1997	3	8336	N	N	21619 SE 268TH PL
003	154580	6620	9/24/02	184500	1070	500	7	1996	3	11280	N	N	26023 222ND CT SE
003	154580	7220	10/15/03	185000	1070	520	7	1996	3	8334	N	N	26618 214TH AV SE
003	179636	0370	7/22/03	200000	1070	470	7	1987	3	8223	N	N	26216 189TH PL SE
003	865140	0960	7/12/02	145000	1070	0	7	2002	3	5200	N	N	19461 SE 267TH ST
003	291661	0100	8/20/02	195900	1080	630	7	1982	3	10433	N	N	19735 SE 263RD PL
003	291662	0040	2/20/03	195000	1080	480	7	1981	3	10112	N	N	19628 SE 264TH CT
003	291662	0350	6/13/02	198400	1080	500	7	1983	3	8164	N	N	26433 199TH PL SE
003	291662	0370	2/8/02	192000	1080	400	7	1981	3	11198	N	N	19726 SE 264TH PL
003	291662	0150	10/21/02	192250	1080	600	7	1981	3	7619	N	N	26414 197TH PL SE
003	291662	0180	4/19/02	197000	1080	850	7	1981	3	7676	N	N	19721 SE 264TH PL
003	291662	0170	4/21/02	185000	1080	600	7	1981	3	8993	N	N	19719 SE 264TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	415630	0220	8/27/03	186600	1080	0	7	1980	3	9604	N	N	21226 SE 271ST ST
003	179638	0370	7/22/03	184000	1090	0	7	1990	3	7350	N	N	19216 SE 259TH PL
003	252531	0320	9/23/02	191500	1090	500	7	1980	4	13500	N	N	26711 233RD CT SE
003	154580	0750	1/1/03	200000	1100	490	7	1984	3	7466	N	N	26605 218TH AV SE
003	179638	1010	7/22/03	185000	1100	0	7	1990	3	7201	N	N	19220 SE 263RD ST
003	179638	0260	6/16/03	184950	1100	0	7	1989	3	14982	N	N	25848 193RD PL SE
003	179638	0650	4/10/03	178500	1100	0	7	1990	3	8142	N	N	19137 SE 261ST PL
003	179638	0670	4/11/02	169950	1100	0	7	1990	3	7217	N	N	26117 192ND PL SE
003	291660	0140	3/6/02	191500	1100	650	7	1980	3	9090	N	N	26250 196TH PL SE
003	291662	0010	9/13/02	174950	1100	0	7	1981	3	9101	N	N	26335 197TH PL SE
003	291662	0110	1/3/02	163700	1100	0	7	1981	3	14708	N	N	19623 SE 264TH CT
003	292206	9093	10/10/03	334000	1100	1100	7	1960	4	111078	N	N	26605 204TH AV SE
003	415630	0400	9/24/02	218000	1100	340	7	1983	3	9605	N	N	26843 213TH PL SE
003	415630	0230	9/26/03	195950	1100	330	7	1980	3	9603	N	N	21234 SE 271ST ST
003	511326	0090	8/27/03	204500	1100	0	7	1991	3	7743	N	N	21815 SE 239TH ST
003	511326	0600	6/4/02	179999	1100	0	7	1991	3	6476	N	N	21616 SE 239TH ST
003	154580	7360	9/26/02	200000	1110	290	7	1983	3	9528	N	N	21314 SE 265TH PL
003	154580	5840	7/15/02	191000	1110	500	7	1990	3	7620	N	N	26329 220TH PL SE
003	179638	0300	6/6/03	189500	1110	0	7	1990	3	7773	N	N	25833 193RD PL SE
003	252531	0570	7/30/02	197000	1110	260	7	1980	3	9660	N	N	23407 SE 264TH PL
003	154580	7150	1/20/03	150000	1120	0	7	1978	2	8265	N	N	21426 SE 268TH PL
003	154580	0240	3/13/02	200500	1120	290	7	1984	3	7584	N	N	26571 218TH AV SE
003	154580	8030	3/21/03	180950	1120	0	7	1983	3	8100	N	N	22019 SE 268TH ST
003	154580	2250	12/17/02	197000	1130	290	7	1983	3	8639	N	N	21635 SE 271ST ST
003	154580	5480	9/3/03	194500	1130	290	7	1983	4	7625	N	N	26566 221ST AV SE
003	776040	0520	5/2/03	189950	1130	0	7	1995	3	8476	N	N	20224 SE 258TH ST
003	154580	3260	10/9/03	209000	1140	540	7	1986	3	7930	N	N	21821 SE 269TH ST
003	154580	3270	9/30/02	197700	1140	550	7	1986	3	7930	N	N	21815 SE 269TH ST
003	154580	1510	3/18/02	186000	1140	550	7	1985	3	7686	N	N	21647 SE 268TH ST
003	154580	1830	4/22/02	178000	1140	450	7	1985	3	7176	N	N	26917 218TH AV SE
003	179636	1100	7/10/03	207500	1140	240	7	1987	3	7226	N	N	18712 SE 262ND ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	179636	0110	8/20/03	190000	1140	0	7	1984	4	13475	N	N	26234 187TH PL SE
003	179636	0150	5/10/02	189900	1140	240	7	1985	3	7974	N	N	26210 187TH PL SE
003	154580	6260	10/9/03	199450	1150	350	7	1988	3	13803	N	N	26124 220TH PL SE
003	154580	6170	11/14/02	218000	1150	310	7	1983	3	18238	N	N	26342 222ND AV SE
003	179636	0500	4/1/02	177900	1150	0	7	1984	3	7366	N	N	19007 SE 262ND ST
003	856200	0240	5/23/03	211500	1150	350	7	1983	3	7200	N	N	19712 SE 265TH ST
003	856200	0110	4/11/03	203000	1150	350	7	1983	3	7276	N	N	26451 199TH PL SE
003	154580	1040	8/22/03	198425	1160	400	7	1997	3	7370	N	N	26671 218TH AV SE
003	154580	7020	11/19/02	204900	1160	550	7	1990	3	8325	N	N	22218 SE 268TH ST
003	154580	4660	6/13/03	202000	1160	560	7	1980	4	8540	N	N	22017 SE 266TH PL
003	154580	5190	5/21/03	198500	1160	370	7	1978	4	11250	N	N	26567 222ND AV SE
003	154580	1040	8/20/03	180500	1160	400	7	1997	3	7370	N	N	26671 218TH AV SE
003	865144	0320	9/17/02	169500	1160	0	7	1977	4	5200	N	N	26303 TIMBERLANE DR SE
003	865144	2160	6/19/03	163750	1160	0	7	1977	3	5200	N	N	26660 TIMBERLANE DR SE
003	865144	2720	9/27/02	170000	1160	0	7	1978	4	4875	N	N	18719 SE 268TH ST
003	865144	2030	11/21/02	158900	1160	0	7	1977	3	5200	N	N	18614 SE 268TH ST
003	865144	1410	3/7/03	157490	1160	0	7	1977	4	5200	N	N	18616 SE 265TH ST
003	291661	0510	8/21/02	164950	1170	0	7	1983	3	12035	N	N	26220 197TH AV SE
003	291662	0330	6/24/03	172600	1170	0	7	1983	3	11197	N	N	26427 199TH PL SE
003	940660	0040	8/5/03	226000	1170	230	7	1991	3	18867	N	N	21915 SE 255TH PL
003	154580	8820	7/10/03	189450	1180	0	7	1983	3	7500	N	N	22015 SE 271ST PL
003	154580	7890	4/23/03	204000	1180	500	7	1978	3	9678	N	N	21303 SE 271ST ST
003	179636	0590	2/9/02	174950	1180	0	7	1984	4	7350	N	N	26331 191ST PL SE
003	865144	0020	5/13/02	167000	1180	0	7	1977	4	5200	N	N	18912 SE 265TH ST
003	154580	7970	8/26/03	192000	1190	0	7	1990	3	9625	N	N	21317 SE 271ST PL
003	154580	6390	4/23/03	214900	1190	620	7	1978	4	8692	N	N	26125 221ST PL SE
003	291661	0140	2/10/03	182950	1190	0	7	1983	3	6610	N	N	19803 SE 263RD PL
003	127450	0440	7/22/03	169000	1200	0	7	1968	3	10414	N	N	17430 SE 267TH PL
003	154580	6030	5/2/02	209950	1200	300	7	1987	3	10920	N	N	22024 SE 260TH PL
003	154580	8420	10/6/03	203500	1200	500	7	1980	4	8100	N	N	22044 SE 270TH ST
003	154580	8200	4/17/03	188500	1200	500	7	1980	4	8100	N	N	22037 SE 269TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	940652	0900	7/14/03	213000	1206	0	7	1995	3	6999	N	N	26709 227TH AV SE
003	940652	0940	4/2/02	195950	1206	0	7	1995	3	9217	N	N	26737 227TH AV SE
003	940652	0310	4/1/02	193000	1206	0	7	1995	3	9294	N	N	22912 SE 266TH ST
003	179635	0190	9/19/02	190000	1210	0	7	1987	3	7592	N	N	25829 185TH PL SE
003	776040	0780	4/24/02	196000	1210	0	7	1994	3	6770	N	N	25848 201ST AV SE
003	864821	0390	6/12/02	197950	1210	320	7	1987	3	7595	N	N	19904 SE 267TH PL
003	154580	6150	4/28/03	206000	1220	310	7	1988	3	17512	N	N	26500 222ND AV SE
003	179636	0840	11/12/02	178950	1220	0	7	1981	3	7899	N	N	25935 191ST PL SE
003	154580	7270	8/1/03	187500	1230	0	7	1978	3	16510	N	N	26528 214TH AV SE
003	154580	3780	11/20/02	189500	1230	310	7	1988	3	7931	N	N	21834 SE 267TH ST
003	154580	1400	4/16/02	181500	1230	320	7	1989	3	8373	N	N	21622 SE 268TH ST
003	179635	0510	7/23/02	178000	1230	0	7	1985	3	7150	N	N	25835 186TH PL SE
003	179636	1200	3/19/03	196000	1230	0	7	1987	4	7179	N	N	26211 189TH PL SE
003	415630	0670	2/6/02	214000	1230	490	7	1983	3	9664	N	N	26704 212TH AV SE
003	776040	0490	2/26/03	185000	1230	0	7	1994	3	11590	N	N	20114 SE 258TH ST
003	221590	0460	10/6/03	204950	1240	0	7	1992	3	7679	N	N	21226 SE 280TH ST
003	221590	0850	7/22/03	204000	1240	0	7	1993	3	7092	N	N	27939 214TH AV SE
003	221590	0650	3/6/02	175000	1240	0	7	1992	3	7594	N	N	21509 SE 278TH WY
003	378040	0010	7/30/02	174950	1240	0	7	1980	3	9384	N	N	27022 176TH PL SE
003	154580	8740	7/10/03	205000	1250	620	7	1980	4	8100	N	N	22044 SE 271ST PL
003	179635	0790	6/14/02	189950	1250	0	7	1980	4	9600	N	N	26012 186TH PL SE
003	127400	0430	10/31/03	194500	1260	0	7	1967	4	12960	N	N	17625 SE 266TH PL
003	154580	0640	8/20/02	185755	1260	0	7	1986	3	8092	N	N	26604 216TH AV SE
003	154580	3080	2/15/02	175000	1260	0	7	1989	3	7625	N	N	21805 SE 269TH ST
003	154580	7460	5/2/03	191950	1270	0	7	1978	3	8058	N	N	26615 214TH AV SE
003	154580	1490	1/23/02	171500	1270	0	7	1985	3	7686	N	N	21635 SE 268TH ST
003	154580	1380	6/4/03	198000	1280	0	7	1987	4	7686	N	N	21636 SE 268TH ST
003	154580	5370	4/18/02	184850	1280	0	7	1987	3	7000	N	N	22105 SE 265TH WY
003	154580	3430	9/16/03	185000	1280	0	7	1986	3	7930	N	N	21841 SE 268TH ST
003	179639	0130	9/30/03	186000	1280	0	7	1992	3	9359	N	N	17530 SE 268TH PL
003	179639	0090	4/25/03	182950	1280	0	7	1992	3	7859	N	N	17618 SE 268TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	179639	0030	9/4/03	179950	1280	0	7	1992	3	7520	N	N	17648 SE 268TH PL
003	221590	2030	10/31/02	178264	1280	0	7	1970	4	21148	N	N	28115 216TH AV SE
003	417850	1050	10/3/02	180000	1280	0	7	1989	3	7637	N	N	27021 193RD CT SE
003	511326	0500	9/12/02	189500	1280	0	7	1992	3	6444	N	N	21816 SE 239TH ST
003	511326	0240	7/25/02	188000	1280	0	7	1991	3	6360	N	N	21812 SE 238TH ST
003	776040	0600	2/21/03	195000	1280	0	7	1994	3	15896	N	N	20213 SE 258TH ST
003	776040	0190	5/29/02	195950	1280	0	7	1996	3	9852	N	N	19902 SE 260TH CT
003	776040	0350	7/25/03	192000	1280	0	7	1994	3	13356	N	N	25815 201ST AV SE
003	154580	2330	2/4/03	213000	1290	0	7	1987	4	7358	N	N	27117 218TH AV SE
003	154580	1240	4/28/03	194900	1290	0	7	1986	3	7686	N	N	21641 SE 267TH ST
003	154580	2870	3/25/03	190950	1290	0	7	1987	3	7930	N	N	21815 SE 271ST ST
003	179638	0120	10/25/03	210000	1290	370	7	1990	3	9008	N	N	26208 193RD PL SE
003	179638	0780	4/28/03	210000	1290	370	7	1990	3	9157	N	N	26130 192ND PL SE
003	179638	0180	3/31/03	204000	1290	370	7	1990	3	8857	N	N	26024 193RD PL SE
003	179638	0150	2/26/03	200000	1290	370	7	1990	3	8500	N	N	26116 193RD PL SE
003	179638	0050	6/13/02	199950	1290	370	7	1990	3	7350	N	N	19219 SE 263RD ST
003	179638	1050	1/18/02	195000	1290	370	7	1990	3	8392	N	N	25903 193RD PL SE
003	221590	0140	1/23/02	184000	1290	0	7	1992	3	10557	N	N	21231 SE 280TH ST
003	365480	0050	7/30/02	208000	1290	0	7	1993	3	5739	N	N	21846 SE 236TH PL
003	417850	0830	9/12/03	220250	1290	340	7	1989	3	7435	N	N	19208 SE 270TH PL
003	417850	0890	1/9/02	190000	1290	330	7	1989	3	6864	N	N	19318 SE 270TH PL
003	179638	0880	12/3/02	209950	1300	370	7	1990	3	7896	N	N	19243 SE 260TH PL
003	179638	0580	5/19/03	208900	1300	370	7	1990	3	7350	N	N	19130 SE 261ST PL
003	179638	0190	5/29/02	204000	1300	370	7	1990	3	8670	N	N	26018 193RD PL SE
003	221590	0230	8/16/02	199950	1300	0	7	1992	3	10689	N	N	21154 SE 280TH PL
003	259173	0190	8/29/02	200000	1300	340	7	1994	3	5868	N	N	21119 SE 278TH PL
003	511326	0510	8/7/03	222000	1300	320	7	1991	3	6715	N	N	21808 SE 239TH ST
003	776040	0930	8/6/03	215000	1300	340	7	1994	3	8649	N	N	25914 201ST CT SE
003	776040	0930	1/25/02	205000	1300	340	7	1994	3	8649	N	N	25914 201ST CT SE
003	776040	0410	1/9/02	203500	1300	370	7	1996	3	11345	N	N	25719 201ST AV SE
003	940656	0060	10/11/02	220000	1300	340	7	1996	3	5825	N	N	22754 SE 266TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	154580	8430	6/3/02	236500	1310	600	7	1980	4	8100	N	N	22036 SE 270TH ST
003	154580	2080	2/20/02	182500	1310	0	7	1987	3	7332	N	N	27011 218TH AV SE
003	154580	8935	3/11/03	218000	1310	1250	7	1979	3	8214	N	N	26209 222ND AV SE
003	154580	1360	12/30/02	172500	1310	0	7	1988	3	7686	N	N	21648 SE 268TH ST
003	179638	1150	7/21/03	196000	1310	0	7	1990	3	11190	N	N	19224 SE 260TH PL
003	221590	1620	9/10/03	200000	1310	0	7	1993	3	7216	N	N	27759 214TH AV SE
003	221590	1890	4/2/02	197000	1310	0	7	1992	3	8012	N	N	27768 213TH CT SE
003	256960	0210	8/26/03	174450	1310	0	7	1963	3	10920	N	N	26806 172ND PL SE
003	365480	0170	2/11/03	209900	1310	0	7	1994	3	5743	N	N	21835 SE 236TH PL
003	776040	1020	8/26/03	199950	1310	0	7	1994	3	7980	N	N	25910 202ND AV SE
003	776040	0960	4/15/03	186500	1310	0	7	1994	3	9947	N	N	25903 202ND AV SE
003	808165	0110	2/10/03	202000	1310	0	7	1997	3	9622	N	N	26715 236TH PL SE
003	154580	5690	9/16/03	189950	1320	0	7	1985	4	8840	N	N	22018 SE 266TH PL
003	154580	8760	7/10/03	195000	1320	350	7	1989	3	8100	N	N	22028 SE 271ST ST
003	179635	0540	7/10/03	194500	1320	0	7	1981	4	8450	N	N	25901 186TH PL SE
003	221590	1920	9/24/03	213450	1320	0	7	1993	3	6673	N	N	27792 213TH CT SE
003	292206	9154	2/14/02	172000	1320	0	7	1978	4	9583	N	N	26215 197TH AV SE
003	940652	0840	10/3/03	219500	1320	0	7	1995	3	10346	N	N	26778 227TH AV SE
003	940652	0760	10/1/03	211098	1320	0	7	1995	3	8514	N	N	22933 SE 266TH ST
003	940652	0710	3/21/03	209450	1320	0	7	1995	3	8268	N	N	22823 SE 266TH ST
003	940652	0420	1/10/02	207950	1320	0	7	1995	3	9100	N	N	22829 SE 265TH PL
003	154580	8250	5/21/02	179950	1321	0	7	1997	3	8100	N	N	22050 SE 269TH PL
003	154580	2110	5/6/02	207000	1330	390	7	1990	3	7698	N	N	21666 SE 271ST ST
003	940760	0280	10/28/03	210000	1330	0	7	1987	3	8448	N	N	21624 SE 237TH ST
003	154580	6540	1/1/03	198950	1340	0	7	1978	3	8000	N	N	26236 222ND PL SE
003	154580	3880	11/20/02	192000	1340	0	7	1989	3	7931	N	N	21829 SE 266TH PL
003	412380	0320	9/18/03	205000	1340	0	7	1986	3	5434	N	N	25016 222ND CT SE
003	511615	0070	8/23/02	249000	1340	380	7	1996	3	14762	N	N	21671 SE 239TH PL
003	154580	8350	5/2/02	190000	1350	0	7	1979	4	8100	N	N	22027 SE 269TH PL
003	154580	1340	9/23/02	181000	1350	0	7	1987	3	7686	N	N	21660 SE 268TH ST
003	154580	4600	12/4/02	183950	1350	0	7	1989	3	8108	N	N	21860 SE 265TH ST

Improved Sales Used in this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	154580	8960	8/18/03	190000	1350	0	7	1986	4	8960	N	N	22205 SE 268TH ST
003	864821	0400	2/12/03	197000	1350	0	7	1987	3	7595	N	N	26626 199TH PL SE
003	864821	0360	5/23/02	215000	1350	440	7	1987	3	7210	N	N	19920 SE 267TH PL
003	154580	3630	3/18/03	197900	1355	0	7	1997	3	7930	N	N	21843 SE 267TH ST
003	025200	0180	8/2/02	211500	1360	400	7	1987	3	14060	N	N	21114 SE 271ST ST
003	154580	0940	4/9/03	198000	1360	0	7	1990	3	7686	N	N	21625 SE 266TH PL
003	154580	4850	6/19/02	201950	1360	320	7	1984	3	7500	N	N	26628 221ST AV SE
003	154580	2370	3/21/03	188500	1360	0	7	1984	4	8262	N	N	21638 SE 271ST PL
003	179630	0080	5/23/02	172500	1360	0	7	1972	3	11250	N	N	16803 SE 278TH PL
003	337000	0035	7/7/03	255500	1360	1100	7	1975	4	11341	N	N	27249 208TH AV SE
003	417850	0300	8/7/03	220000	1360	370	7	1990	3	6653	N	N	19026 SE 271ST ST
003	154580	5460	10/29/02	189900	1367	0	7	1997	4	7500	N	N	26552 221ST AV SE
003	154580	2070	7/3/03	194047	1370	0	7	1984	3	7332	N	N	27005 218TH AV SE
003	154580	1370	8/12/03	196500	1370	0	7	1987	3	7686	N	N	21642 SE 268TH ST
003	179636	0440	6/24/03	194000	1370	0	7	1981	4	9563	N	N	26217 190TH PL SE
003	154580	4820	3/3/03	200000	1380	0	7	1988	3	7500	N	N	26610 221ST AV SE
003	154580	0700	4/21/03	199900	1380	400	7	1988	3	7540	N	N	21641 SE 266TH ST
003	154580	0700	10/7/03	196800	1380	400	7	1988	3	7540	N	N	21641 SE 266TH ST
003	179635	0140	7/17/03	201900	1380	0	7	1979	4	8400	N	N	25909 185TH PL SE
003	680700	0085	9/25/02	195000	1380	0	7	1954	3	15488	N	N	25900 215TH PL SE
003	154580	1120	1/7/03	189000	1390	0	7	1997	3	8442	N	N	21626 SE 267TH ST
003	179635	0270	5/12/03	190450	1390	0	7	1987	3	6825	N	N	25908 184TH PL SE
003	179635	0280	6/16/03	188490	1390	0	7	1987	3	9086	N	N	25912 184TH PL SE
003	291661	0350	5/1/03	225000	1390	860	7	1983	3	6532	N	N	26236 197TH PL SE
003	776040	0590	5/9/03	226950	1390	340	7	1995	3	10921	N	N	20219 SE 258TH ST
003	776040	0770	10/7/03	216900	1390	290	7	1994	3	7225	N	N	25838 201ST AV SE
003	776040	0830	12/18/02	199950	1390	340	7	1994	3	14401	N	N	20101 SE 259TH ST
003	154580	7550	4/18/02	184900	1400	0	7	1997	3	7848	N	N	21421 SE 268TH ST
003	412380	0310	1/21/03	211000	1400	0	7	1986	3	5028	N	N	25011 222ND CT SE
003	154580	6530	10/31/03	221000	1410	0	7	1983	3	8000	N	N	26244 222ND PL SE
003	154580	6980	8/28/02	195900	1410	0	7	1985	3	8100	N	N	22036 SE 268TH ST

Improved Sales Used in this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	154580	7330	11/20/02	199950	1410	0	7	1989	3	8967	N	N	21418 SE 265TH PL
003	221590	1280	5/7/03	210000	1410	0	7	1993	3	7700	N	N	27740 215TH PL SE
003	221590	0250	1/11/02	202500	1410	0	7	1992	3	9120	N	N	21162 SE 280TH PL
003	221590	0320	6/9/03	196450	1410	0	7	1992	3	7595	N	N	27909 212TH PL SE
003	154580	7750	8/20/02	198000	1420	400	7	1978	3	7630	N	N	21331 SE 270TH ST
003	259173	0180	3/20/03	199500	1420	0	7	1994	3	6113	N	N	21122 SE 278TH PL
003	940658	0030	7/10/03	205000	1420	0	7	1994	3	6846	N	N	21814 SE 249TH PL
003	940658	0140	7/24/03	192000	1420	0	7	1994	3	9191	N	N	21921 SE 249TH PL
003	127400	0170	1/14/03	185000	1430	0	7	1967	3	12864	N	N	17605 SE 267TH PL
003	154580	2860	8/6/02	194500	1430	0	7	1987	3	7930	N	N	21821 SE 271ST ST
003	417850	0380	4/10/03	209950	1430	0	7	1990	3	6500	N	N	19039 SE 270TH ST
003	776040	0330	9/27/02	189950	1430	0	7	1994	3	8156	N	N	25827 201ST AV SE
003	154580	2920	2/22/02	188000	1440	0	7	1990	3	7930	N	N	21816 SE 271ST ST
003	179635	0430	11/15/02	194000	1440	0	7	1981	3	7490	N	N	25827 184TH PL SE
003	212206	9139	10/16/02	315000	1440	0	7	1985	3	219619	N	N	21717 SE 242ND ST
003	154580	1790	2/20/02	201911	1450	350	7	1989	3	7232	N	N	21659 SE 269TH ST
003	179635	0090	8/11/03	208000	1450	0	7	1979	4	12800	N	N	26103 185TH PL SE
003	179637	0630	3/25/02	193000	1450	0	7	1993	3	7643	N	N	26008 189TH AV SE
003	864821	0650	8/21/02	198500	1450	0	7	1986	3	7506	N	N	19804 SE 267TH PL
003	864821	0110	1/23/03	180000	1450	0	7	1985	3	6071	N	N	19831 SE 267TH PL
003	154580	6080	6/20/03	187500	1460	0	7	1976	4	10560	N	N	26542 222ND AV SE
003	179642	0060	7/8/03	255000	1460	950	7	1995	3	8703	N	N	17638 SE 269TH PL
003	154580	8150	8/25/03	206950	1470	0	7	1987	3	8300	N	N	22004 SE 269TH ST
003	154580	3500	7/25/02	197000	1470	0	7	1988	3	7625	N	N	26716 218TH AV SE
003	291662	0260	8/4/03	215000	1470	0	7	1989	3	9459	N	N	26410 199TH PL SE
003	776040	1040	9/23/03	213000	1470	0	7	1996	3	8917	N	N	25806 203RD AV SE
003	776040	0450	12/10/02	205000	1470	0	7	1996	3	9335	N	N	25724 201ST AV SE
003	154580	3150	6/20/03	195000	1480	0	7	1991	3	7930	N	N	21834 SE 270TH ST
003	154580	2910	12/13/02	189000	1480	0	7	1990	3	7625	N	N	27022 218TH AV SE
003	412380	0130	8/29/03	237000	1480	0	7	1986	3	8400	N	N	25122 LAKE WILDERNESS COUNTRY C DR SE

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Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	154580	4730	6/11/03	190000	1490	0	7	1990	3	9870	N	N	26627 221ST AV SE
003	179636	1210	2/25/02	207000	1490	0	7	1987	4	6883	N	N	26205 189TH PL SE
003	179637	0540	6/18/02	218000	1490	0	7	1990	3	7074	N	N	19031 SE 260TH ST
003	179637	0730	11/25/02	200000	1490	0	7	1990	3	7770	N	N	26022 188TH AV SE
003	154580	3640	10/29/03	194750	1500	0	7	1987	3	7930	N	N	21833 SE 267TH ST
003	412380	0430	5/21/03	219500	1500	0	7	1986	3	7484	N	N	22228 SE 250TH ST
003	154580	3650	4/22/03	194000	1510	0	7	1984	3	7930	N	N	21827 SE 267TH ST
003	154580	1480	9/20/02	189500	1510	0	7	1989	3	7686	N	N	21627 SE 268TH ST
003	154580	0430	7/1/03	193600	1520	0	7	1987	3	14033	N	N	26717 216TH AV SE
003	179670	0020	4/2/02	202000	1520	0	7	2001	3	4309	N	N	26105 184TH AV SE
003	179670	0040	1/9/02	199950	1520	0	7	2001	3	5156	N	N	26115 184TH AV SE
003	179670	0250	4/17/02	199950	1520	0	7	2001	3	5122	N	N	18325 SE 261ST CT
003	417850	0310	4/8/02	214000	1520	0	7	1990	3	7502	N	N	19038 SE 271ST ST
003	417850	0740	4/22/02	195000	1520	0	7	1989	3	7001	N	N	19113 SE 271ST CT
003	776040	0660	9/20/02	204000	1520	0	7	1994	3	7951	N	N	25814 201ST AV SE
003	127400	0160	4/28/03	185000	1530	0	7	1967	3	13300	N	N	26621 176TH PL SE
003	154580	4460	10/6/03	195000	1530	0	7	1987	3	9362	N	N	21848 SE 265TH WY
003	154580	1150	3/13/02	188450	1530	0	7	1969	3	7923	N	N	26670 216TH AV SE
003	154580	3910	3/20/02	198000	1530	0	7	1989	3	7625	N	N	26655 220TH PL SE
003	154580	1050	10/28/02	191000	1530	0	7	1987	3	7686	N	N	21666 SE 267TH ST
003	680700	0071	3/25/03	249000	1530	800	7	1979	3	14500	N	N	26021 216TH PL SE
003	776040	0180	7/5/02	206500	1530	0	7	1996	3	10888	N	N	19906 SE 260TH CT
003	776040	0010	4/23/03	200000	1530	0	7	1994	3	8076	N	N	26129 200TH AV SE
003	856200	0150	9/17/03	205950	1530	0	7	1984	3	7836	N	N	19808 SE 265TH ST
003	154580	2610	4/25/03	209990	1540	0	7	2003	3	8125	N	N	21819 271ST PL SE
003	154580	1170	5/24/03	205000	1540	0	7	1997	3	7772	N	N	26708 216TH AV SE
003	302206	9083	9/11/03	192000	1540	0	7	1963	3	21273	N	N	27114 186TH AV SE
003	864820	0130	7/3/03	205900	1550	0	7	1983	3	7015	N	N	19721 SE 265TH ST
003	865144	2870	10/8/03	178000	1550	0	7	1978	4	4875	N	N	26805 188TH AV SE
003	154580	5450	8/10/03	199950	1560	0	7	1988	3	7500	N	N	26548 221ST AV SE
003	154580	6180	5/28/03	204950	1560	0	7	1997	3	11880	N	N	26338 222ND AV SE

Improved Sales Used in this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	179637	0530	5/8/03	206950	1560	0	7	1990	3	7456	N	N	19030 SE 260TH ST
003	415630	0080	6/18/03	195000	1560	0	7	1980	3	9684	N	N	21236 SE 271ST PL
003	417850	0370	8/22/03	216000	1560	0	7	1990	3	7454	N	N	19049 SE 270TH ST
003	776040	0730	10/2/03	212000	1560	0	7	1994	3	9079	N	N	20125 SE 258TH PL
003	776040	1030	10/23/02	208500	1560	0	7	1994	3	8463	N	N	25904 202ND AV SE
003	864810	0120	1/11/02	234700	1560	868	7	1998	3	6278	N	N	26618 201ST PL SE
003	154580	4950	10/25/02	199900	1570	0	7	1989	3	9010	N	N	26502 221ST CT SE
003	154580	3580	5/19/03	192450	1570	0	7	1988	3	7930	N	N	21854 SE 268TH ST
003	154580	5650	6/5/03	190000	1570	0	7	1987	3	7560	N	N	26539 221ST AV SE
003	154580	8000	3/26/02	187000	1570	0	7	1987	3	8300	N	N	22001 SE 268TH ST
003	179637	0500	7/30/02	215000	1570	0	7	1990	3	7710	N	N	19010 SE 260TH ST
003	179642	0100	4/3/02	215250	1580	0	7	1995	3	7908	N	N	17631 SE 269TH PL
003	221590	2000	11/27/02	216500	1580	0	7	1993	3	6441	N	N	21318 SE 277TH PL
003	221590	1830	2/27/03	210000	1580	0	7	1992	3	8038	N	N	21212 SE 278TH WY
003	864820	0070	5/1/03	190000	1580	0	7	1983	3	9487	N	N	26628 197TH PL SE
003	940656	0050	2/21/03	225000	1580	0	7	1996	3	5997	N	N	22744 SE 266TH ST
003	940656	0180	11/15/02	222000	1580	0	7	1996	3	8397	N	N	22719 SE 266TH ST
003	940656	0050	3/26/02	211000	1580	0	7	1996	3	5997	N	N	22744 SE 266TH ST
003	154580	4170	11/5/03	209000	1590	0	7	1986	3	7500	N	N	26615 220TH PL SE
003	179637	0800	6/11/03	220000	1590	0	7	1990	3	8925	N	N	18628 SE 260TH ST
003	179637	0340	7/29/02	208500	1590	0	7	1990	3	8749	N	N	18912 SE 258TH ST
003	179642	0080	5/6/03	219500	1590	0	7	1995	3	7607	N	N	17641 SE 269TH PL
003	221590	1660	8/22/03	228900	1590	0	7	1994	3	6884	N	N	21341 SE 277TH PL
003	154580	6050	9/16/03	209000	1600	0	7	1987	3	11250	N	N	26560 222ND AV SE
003	154580	6050	7/18/02	197000	1600	0	7	1987	3	11250	N	N	26560 222ND AV SE
003	025200	0310	7/22/02	225000	1610	0	7	1985	3	15750	N	N	21015 SE 268TH ST
003	154580	3445	7/3/03	189000	1610	0	7	1990	3	7930	N	N	21827 SE 268TH ST
003	221590	0590	9/23/03	231500	1610	0	7	1992	3	7832	N	N	21503 SE 279TH CT
003	864810	0060	9/9/03	229000	1610	0	7	1998	3	8165	N	N	26516 201ST CT SE
003	940660	0010	10/21/03	235000	1610	0	7	1988	3	13065	N	N	21931 SE 255TH PL
003	154580	1260	5/30/03	212829	1620	0	7	1989	3	7686	N	N	21653 SE 267TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	412381	0020	9/19/03	229900	1620	0	7	1999	3	6767	N	N	24943 LAKE WILDERNESS COUNTRY C DR SE
003	154580	1890	6/20/02	205500	1622	0	7	1998	3	6871	N	N	21640 SE 270TH ST
003	154580	1800	4/30/02	212979	1630	0	7	2002	3	7354	N	N	21665 SE 269TH ST
003	154580	6350	2/12/02	190000	1630	0	7	1989	3	12180	N	N	26101 221ST PL SE
003	179637	0560	8/14/03	221000	1630	0	7	1990	3	6825	N	N	19019 SE 260TH ST
003	221590	0330	10/3/03	220000	1630	0	7	1992	3	6734	N	N	27901 212TH PL SE
003	221590	0050	7/21/03	223245	1630	0	7	1992	3	7810	N	N	27912 215TH PL SE
003	412380	0520	3/29/02	220500	1630	0	7	1989	3	7627	N	N	22114 SE 250TH ST
003	417850	0670	1/21/03	214999	1630	0	7	1990	3	7800	N	N	19017 SE 271ST ST
003	864821	0460	10/1/03	203900	1630	0	7	1985	3	7499	N	N	19925 SE 266TH ST
003	154580	1570	1/15/02	205000	1638	0	7	1999	3	7320	N	N	26817 218TH AV SE
003	179637	0040	5/23/03	220000	1640	0	7	1990	3	7350	N	N	25821 187TH AV SE
003	179637	0960	11/25/02	207000	1640	0	7	1990	3	8076	N	N	25812 187TH AV SE
003	417850	0730	5/10/02	211500	1640	0	7	1989	3	7867	N	N	19111 SE 271ST CT
003	940652	0700	5/16/03	240000	1646	0	7	1995	3	8351	N	N	22815 SE 266TH ST
003	940652	0580	3/28/02	225000	1646	0	7	1994	3	9519	N	N	22827 SE 264TH CT
003	940652	0200	8/27/03	232500	1646	0	7	1996	3	7989	N	N	26611 231ST PL SE
003	940652	0040	3/24/03	223500	1646	0	7	1996	3	8479	N	N	26626 231ST PL SE
003	154580	3520	9/3/03	205000	1650	0	7	1989	3	7930	N	N	21816 SE 268TH ST
003	154580	8140	6/12/02	195595	1650	0	7	2001	3	8100	N	N	22012 SE 269TH ST
003	865144	1910	2/19/03	171900	1650	0	7	1977	3	5475	N	N	26703 186TH AV SE
003	940652	0510	3/18/03	243500	1654	0	7	1994	3	9522	N	N	22820 SE 265TH PL
003	940652	1020	3/10/03	238000	1654	0	7	1996	3	9790	N	N	26774 230TH PL SE
003	940652	0680	11/19/02	226000	1654	0	7	1994	3	9161	N	N	22802 SE 264TH CT
003	940652	0070	3/18/03	217500	1654	0	7	1996	3	12914	N	N	26610 231ST PL SE
003	154580	8830	5/7/03	215000	1660	0	7	2003	3	7500	N	N	22023 271ST PL SE
003	154580	2960	9/12/03	207000	1660	0	7	1990	3	7930	N	N	21842 SE 271ST ST
003	221590	0510	9/2/03	230000	1660	0	7	1992	3	7000	N	N	21330 SE 280TH ST
003	221590	0420	9/18/02	225000	1660	0	7	1992	3	8566	N	N	27934 212TH PL SE
003	417850	0270	6/11/03	222000	1660	0	7	1990	3	6193	N	N	27044 190TH AV SE

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Area 56
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	076650	0040	1/30/03	196000	1670	0	7	1979	4	24052	N	N	18053 SE 262ND PL
003	179620	0390	4/12/02	199950	1670	0	7	1977	3	9800	N	N	27605 168TH AV SE
003	179637	0890	7/22/02	212000	1670	0	7	1990	3	11862	N	N	18724 SE 258TH PL
003	179637	0970	3/19/02	209500	1670	0	7	1990	3	7350	N	N	25820 187TH AV SE
003	379350	0550	5/29/02	220595	1670	0	7	2002	3	6186	N	N	26212 233RD CT SE
003	379350	0030	4/8/03	217371	1670	0	7	2003	3	6525	N	N	23317 SE 261ST CT
003	417850	0140	8/26/03	225000	1670	0	7	1990	3	6801	N	N	18914 SE 270TH ST
003	864821	0670	4/18/02	199500	1670	0	7	1985	3	7534	N	N	19809 SE 266TH CT
003	865144	0280	9/25/02	173750	1670	0	7	1977	4	5200	N	N	26308 TIMBERLANE DR SE
003	179635	0520	3/24/03	195700	1680	0	7	1983	3	7150	N	N	25841 186TH PL SE
003	179637	0570	6/16/03	222500	1680	0	7	1990	3	7437	N	N	19013 SE 260TH ST
003	179641	0020	5/28/03	212500	1680	0	7	1994	3	6528	N	N	26911 176TH PL SE
003	212206	9075	7/18/02	239000	1680	0	7	1990	3	13665	N	N	21817 SE 248TH ST
003	417850	0030	6/10/02	235920	1680	0	7	1990	3	11872	N	N	27002 191ST PL SE
003	864822	0090	5/22/03	205000	1680	0	7	1988	3	9954	N	N	27001 201ST AV SE
003	154580	1230	2/20/02	204000	1690	0	7	1987	3	7686	N	N	21635 SE 267TH ST
003	221590	1300	3/12/02	216000	1690	0	7	1994	3	7967	N	N	27756 215TH PL SE
003	379350	0940	5/1/02	221037	1690	0	7	2002	3	6420	N	N	23416 SE 263RD ST
003	154580	2630	8/26/03	194900	1700	0	7	1989	3	8125	N	N	21831 SE 271ST PL
003	412380	0380	3/14/03	237500	1700	0	7	1986	3	6156	N	N	22223 SE 250TH ST
003	412380	0380	10/15/02	233250	1700	0	7	1986	3	6156	N	N	22223 SE 250TH ST
003	025200	0010	7/9/03	245000	1710	0	7	1987	3	14652	N	N	27022 210TH AV SE
003	221590	0870	7/25/03	229500	1710	0	7	1993	3	8602	N	N	27817 214TH AV SE
003	221590	0790	5/28/03	220000	1710	0	7	1993	3	7079	N	N	27952 214TH AV SE
003	808165	0240	3/24/03	224900	1710	0	7	1996	3	6099	N	N	23628 SE 267TH PL
003	808165	0380	6/20/02	222950	1710	0	7	1997	3	8993	N	N	23612 SE 267TH CT
003	808165	0190	10/14/03	228000	1710	0	7	1996	3	7278	N	N	23633 SE 267TH PL
003	154580	1140	7/15/02	210000	1720	0	7	2002	3	7923	N	N	21610 SE 267TH ST
003	179635	1070	10/28/02	193500	1720	0	7	1983	3	7650	N	N	26011 186TH PL SE
003	365480	0060	6/2/03	223500	1720	0	7	1993	3	5840	N	N	21840 SE 236TH PL
003	417850	0400	7/24/03	217000	1720	0	7	1990	3	7346	N	N	19023 SE 270TH ST

Improved Sales Used in this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	864822	0250	2/18/03	229000	1720	0	7	1989	3	9600	N	N	27015 200TH AV SE
003	154580	2790	3/20/03	210000	1730	0	7	1989	3	8162	N	N	21856 SE 271ST PL
003	865144	0800	8/27/02	177000	1730	0	7	1977	4	4550	N	N	23608 185TH AV SE
003	154580	4210	5/20/03	231000	1739	0	7	1997	3	8125	N	N	26572 218TH AV SE
003	144274	0270	5/8/02	242500	1740	0	7	1986	3	13500	N	N	25731 210TH AV SE
003	179635	0530	3/25/03	197000	1740	0	7	1983	3	7150	N	N	25847 186TH PL SE
003	221590	0280	1/14/03	205000	1740	0	7	1992	3	8412	N	N	27941 212TH PL SE
003	154580	3600	6/27/03	218500	1741	0	7	1999	3	8336	N	N	21859 SE 267TH ST
003	179636	0060	6/13/02	206000	1750	0	7	1988	3	8206	N	N	26219 187TH PL SE
003	154580	3940	4/13/02	194000	1760	0	7	1999	3	7625	N	N	26673 220TH PL SE
003	292206	9007	8/14/03	193000	1760	0	7	1978	4	11761	N	N	26214 197TH AV SE
003	154580	6190	2/11/03	209000	1770	0	7	1988	3	11580	N	N	26330 222ND AV SE
003	179670	0100	7/10/03	241150	1770	0	7	2001	3	6101	N	N	18230 SE 261ST CT
003	179670	0220	7/18/02	222000	1770	0	7	2001	3	4804	N	N	18309 SE 261ST CT
003	179670	0240	5/31/02	219950	1770	0	7	2001	3	4792	N	N	18319 SE 261ST CT
003	179670	0180	2/15/02	218450	1770	0	7	2001	3	6424	N	N	18221 SE 261ST CT
003	379350	0710	3/18/02	230406	1770	0	7	2002	3	8823	N	N	23421 SE 263RD ST
003	154580	2100	4/14/03	218000	1780	0	7	1987	3	7332	N	N	27023 218TH AV SE
003	154580	1190	9/18/02	214950	1790	0	7	1999	3	7671	N	N	26720 216TH AV SE
003	154580	2950	4/15/02	204500	1800	0	7	1998	3	7930	N	N	21834 SE 271ST ST
003	282206	9057	6/7/02	251000	1800	0	7	1998	3	35550	N	N	9999 220TH AV SE
003	680700	0050	6/26/02	238900	1800	0	7	1990	3	16245	N	N	21436 SE 262ND ST
003	864821	0070	4/29/03	234000	1810	0	7	1985	3	7454	N	N	26710 198TH AV SE
003	154580	8550	8/15/02	230000	1830	0	7	1997	3	8500	N	N	22059 SE 270TH ST
003	154580	1990	1/22/03	215000	1830	0	7	1989	3	8170	N	N	21621 SE 270TH ST
003	292206	9189	8/22/02	240500	1830	0	7	1999	3	54450	N	N	26228 200TH AV SE
003	144130	0100	3/22/02	235000	1840	0	7	1994	3	8190	N	N	21623 SE 257TH PL
003	144130	0140	1/9/02	234750	1840	0	7	1994	3	7566	N	N	21610 SE 257TH PL
003	322206	9076	10/21/03	214000	1840	0	7	1984	3	47480	N	N	20437 SE 272ND ST
003	154580	5210	3/12/03	224550	1850	0	7	1996	3	7500	N	N	26606 221ST PL SE
003	154580	2460	6/22/03	202000	1860	0	7	1989	3	7875	N	N	21625 SE 271ST ST

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Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	154580	6580	7/2/02	207000	1860	0	7	1989	3	17784	N	N	26055 222ND CT SE
003	179637	0710	4/18/02	209990	1860	0	7	1990	3	7000	N	N	26010 188TH AV SE
003	221590	1290	12/10/02	225000	1860	0	7	1994	3	7700	N	N	27748 215TH PL SE
003	412380	0370	6/14/03	251300	1860	0	7	1986	3	6906	N	N	22219 SE 250TH ST
003	417850	0650	10/30/02	215000	1880	0	7	1990	3	9069	N	N	19003 SE 271ST ST
003	379350	1190	6/6/03	258366	1890	0	7	2003	3	6468	N	N	23404 SE 262ND ST
003	379350	1420	5/20/03	260658	1890	0	7	2003	3	7149	N	N	25926 232ND CT SE
003	379350	0830	9/1/03	253250	1890	0	7	2001	3	6324	N	N	26230 235TH AV SE
003	379350	0280	7/2/02	242180	1890	0	7	2002	3	6460	N	N	26127 232ND PL SE
003	379350	1040	9/24/02	239660	1890	0	7	2003	3	6479	N	N	23408 SE 263RD PL
003	379350	1250	7/25/02	236923	1890	0	7	2002	3	5895	N	N	23420 SE 261ST CT
003	379350	0050	7/14/03	234142	1890	0	7	2003	3	6300	N	N	23316 SE 262ND ST
003	379350	0740	6/6/03	236566	1890	0	7	2003	3	7346	N	N	26303 235TH AV SE
003	379350	1360	8/7/02	234325	1890	0	7	2002	3	7643	N	N	22534 234TH AV SE
003	379350	0160	9/12/02	235590	1890	0	7	2003	3	6560	N	N	26007 232ND PL SE
003	379350	1270	10/14/02	233260	1890	0	7	2003	3	6308	N	N	23412 SE 261ST CT
003	379350	0690	10/3/02	231843	1890	0	7	2003	3	8392	N	N	23413 SE 263RD ST
003	379350	0070	9/20/02	232932	1890	0	7	2003	3	6691	N	N	26126 SE 232ND PL
003	379350	1210	8/13/02	230398	1890	0	7	2002	3	6863	N	N	23411 SE 261ST CT
003	379350	0020	1/16/03	232228	1890	0	7	2003	3	5677	N	N	23311 SE 261ST CT
003	379350	0470	5/1/02	229820	1890	0	7	2002	3	6575	N	N	23222 SE 263RD CT
003	379350	0760	9/1/03	227870	1890	0	7	2003	3	7557	N	N	26315 235TH AV SE
003	379350	0010	7/9/02	225349	1890	0	7	2002	3	7776	N	N	23305 SE 261ST CT
003	379350	0240	4/15/02	222513	1890	0	7	2002	3	6146	N	N	26103 232ND PL SE
003	379350	1260	7/9/02	221510	1890	0	7	2002	3	8251	N	N	23416 SE 261ST CT
003	379350	0180	6/5/02	221183	1890	0	7	2002	3	6267	N	N	26015 232ND PL SE
003	379350	0260	4/2/02	221087	1890	0	7	2002	3	6145	N	N	26115 232ND PL SE
003	379350	0460	5/16/02	219150	1890	0	7	2002	3	6103	N	N	23226 SE 263RD CT
003	154580	7180	10/24/02	197000	1900	0	7	1967	3	9861	N	N	26654 214TH AV SE
003	379350	0150	11/4/02	242368	1910	0	7	2003	3	7598	N	N	26012 232ND PL SE
003	379350	1170	6/4/03	242086	1910	0	7	2003	3	6095	N	N	23416 SE 262ND ST

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	864821	0640	11/5/02	233950	1910	0	7	1986	3	7200	N	N	19812 SE 267TH PL
003	282206	9113	3/14/02	243000	1920	0	7	1999	3	25926	N	N	26448 222ND PL SE
003	179639	0100	1/3/02	210000	1950	0	7	1992	3	8501	N	N	17614 SE 268TH PL
003	379350	1240	7/15/02	274852	1950	0	7	2002	3	7451	N	N	23425 SE 261ST CT
003	511615	0020	3/20/02	236500	1950	0	7	1995	3	5641	N	N	21643 SE 239TH PL
003	154580	4190	7/2/03	222500	1970	0	7	1987	3	10099	N	N	26554 218TH AV SE
003	940652	0100	9/25/03	260000	1975	0	7	1996	3	13641	N	N	26436 231ST PL SE
003	940652	0750	7/25/03	253560	1975	0	7	1995	3	7637	N	N	22921 SE 266TH ST
003	940652	1130	10/31/03	256000	1975	0	7	1995	3	7810	N	N	26785 231ST PL SE
003	940652	0210	7/18/03	255000	1975	0	7	1996	3	8538	N	N	26619 231ST PL SE
003	940652	0980	10/7/02	245000	1975	0	7	1996	3	14347	N	N	26771 230TH PL SE
003	940652	0470	4/29/02	250000	1975	0	7	1994	3	13098	N	N	22846 SE 265TH PL
003	940652	0330	7/18/02	238500	1975	0	7	1995	3	8191	N	N	22902 SE 266TH ST
003	940652	0210	6/12/02	244500	1975	0	7	1996	3	8538	N	N	26619 231ST PL SE
003	940652	1030	7/12/02	242900	1975	0	7	1996	3	11088	N	N	26768 230TH PL SE
003	940652	0330	3/22/02	230000	1975	0	7	1995	3	8191	N	N	22902 SE 266TH ST
003	940652	0740	3/25/03	233000	1975	0	7	1995	3	8468	N	N	22911 SE 266TH ST
003	940652	1170	4/24/02	225500	1975	0	7	1995	3	7286	N	N	26772 231ST PL SE
003	940652	0590	3/13/03	225000	1975	0	7	1994	3	8811	N	N	22835 SE 264TH CT
003	940652	0280	7/28/03	212173	1975	0	7	1996	3	8263	N	N	23002 SE 267TH PL
003	511326	0400	5/22/03	229000	1980	0	7	1991	3	6854	N	N	21711 SE 238TH ST
003	856200	0280	6/16/03	222000	1980	0	7	1984	3	8579	N	N	26433 197TH PL SE
003	221590	0780	10/22/03	245000	2000	0	7	1993	3	6110	N	N	27946 214TH AV SE
003	221590	0620	6/26/03	242000	2000	0	7	1992	3	7466	N	N	27819 215TH PL SE
003	221590	0470	9/19/03	238400	2000	0	7	1992	3	6958	N	N	21234 SE 280TH ST
003	221590	0910	9/26/02	235000	2000	0	7	1992	3	10527	N	N	21235 SE 280TH ST
003	221590	0490	5/9/03	234500	2000	0	7	1992	3	7000	N	N	21314 SE 280TH ST
003	221590	0730	4/22/02	235950	2000	0	7	1993	3	8315	N	N	27906 214TH AV SE
003	221590	0540	9/19/03	233000	2000	0	7	1992	3	7837	N	N	21520 SE 280TH ST
003	221590	0470	11/4/02	230000	2000	0	7	1992	3	6958	N	N	21234 SE 280TH ST
003	221590	0440	5/24/02	225000	2000	0	7	1992	3	6828	N	N	27958 212TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	221590	0930	5/12/03	221500	2000	0	7	1992	3	9202	N	N	21219 SE 278TH WY
003	417850	0450	1/8/02	215000	2000	0	7	1990	3	7566	N	N	27024 190TH AV SE
003	808165	0060	8/19/02	249000	2000	0	7	1997	3	10835	N	N	26517 236TH PL SE
003	808165	0330	7/2/02	251000	2000	0	7	1997	3	10051	N	N	23625 SE 267TH CT
003	808165	0250	3/11/03	241500	2000	0	7	1996	3	6003	N	N	23622 SE 267TH PL
003	808165	0310	5/28/03	243500	2000	0	7	1997	3	5821	N	N	23613 SE 267TH CT
003	259173	0110	1/27/03	225000	2030	0	7	1994	3	6891	N	N	21113 SE 277TH PL
003	940656	0040	6/26/03	239500	2039	0	7	1996	3	6000	N	N	22736 SE 266TH ST
003	940656	0190	7/11/03	235000	2039	0	7	1996	3	7851	N	N	22743 SE 266TH ST
003	179637	1020	8/13/03	214000	2040	0	7	1992	3	8668	N	N	18629 SE 259TH ST
003	259173	0230	11/13/02	219950	2040	0	7	1994	3	5770	N	N	21134 SE 278TH WY
003	776040	0500	4/5/02	237500	2040	0	7	1994	3	18550	N	N	20120 SE 258TH ST
003	776040	0900	1/24/02	216443	2040	0	7	1994	3	8076	N	N	25928 201ST CT SE
003	511615	0050	7/31/03	245000	2050	0	7	1996	3	5641	N	N	21655 SE 239TH PL
003	511615	0050	2/14/02	224000	2050	0	7	1996	3	5641	N	N	21655 SE 239TH PL
003	776040	0320	6/17/02	229950	2050	0	7	1994	3	8895	N	N	25833 201ST AV SE
003	776040	0840	2/27/02	229950	2050	0	7	1994	3	8354	N	N	25905 201ST CT SE
003	864810	0150	8/22/03	255950	2050	0	7	1998	3	8968	N	N	26617 201ST PL SE
003	864810	0170	3/27/02	243950	2050	0	7	1998	3	8574	N	N	20119 SE 266TH ST
003	379350	0520	5/29/02	255953	2100	0	7	2002	3	6742	N	N	26209 233RD CT SE
003	864821	0510	12/6/02	227000	2110	0	7	1987	3	7242	N	N	26516 199TH PL SE
003	415630	0620	6/14/02	272500	2120	0	7	1990	3	9663	N	N	26717 213TH PL SE
003	379350	1280	10/4/02	266647	2130	0	7	2003	3	6923	N	N	23404 SE 261ST CT
003	379350	1070	8/4/03	254859	2130	0	7	2003	3	7124	N	N	23412 SE 261ST CT
003	379350	0040	2/4/03	244260	2130	0	7	2003	3	7157	N	N	23322 SE 262ND ST
003	379350	0250	7/12/02	266613	2140	0	7	2002	3	6145	N	N	26109 232ND PL SE
003	379350	0950	1/10/02	261978	2140	0	7	2002	3	6420	N	N	23412 SE 263RD ST
003	379350	0100	4/30/02	254420	2140	0	7	2002	3	6000	N	N	26108 232ND PL SE
003	379350	0930	5/10/02	253816	2140	0	7	2002	3	6075	N	N	23422 SE 263RD ST
003	379350	0630	5/29/02	263730	2140	0	7	2002	3	7286	N	N	26305 233RD AV SE
003	379350	0290	2/13/02	239348	2140	0	7	2002	3	6522	N	N	26207 232ND PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	379350	0680	1/15/02	237628	2140	0	7	2002	3	8391	N	N	23409 SE 263RD ST
003	379350	0590	1/3/02	232725	2140	0	7	2002	3	9781	N	N	23207 SE 263RD ST
003	379350	0450	1/9/02	232550	2140	0	7	2002	3	6447	N	N	23230 SE 263RD CT
003	379350	0110	5/17/02	252587	2160	0	7	2002	3	7999	N	N	26034 232ND PL SE
003	379350	0880	7/1/02	280321	2180	0	7	2002	3	7383	N	N	26231 235TH AV SE
003	379350	0390	6/1/03	254256	2180	0	7	2003	3	6393	N	N	23231 SE 263RD CT
003	379350	0400	7/29/02	249162	2180	0	7	2002	3	6976	N	N	23231 SE 263RD CT
003	154580	3465	5/1/03	230000	2228	0	7	1997	3	7930	N	N	21812 SE 268TH ST
003	292206	9188	12/17/02	299000	2260	0	7	1999	3	30595	N	N	26218 200TH AV SE
003	179670	0120	3/4/02	247950	2275	0	7	2000	3	5358	N	N	18218 SE 261ST CT
003	179670	0110	1/29/02	245000	2275	0	7	2001	3	7040	N	N	18224 SE 261ST CT
003	179670	0070	10/21/02	239950	2275	0	7	2001	3	5828	N	N	18308 SE 261ST CT
003	940645	0040	10/23/03	255000	2330	0	7	1999	3	6045	N	N	23913 216TH PL SE
003	379350	1020	9/20/02	277692	2340	0	7	2003	3	8112	N	N	23416 SE 263RD PL
003	379350	1000	2/6/03	274202	2340	0	7	2003	3	6331	N	N	23415 SE 263RD PL
003	379350	0490	4/12/02	257170	2340	0	7	2002	3	6300	N	N	26220 232ND PL SE
003	379350	0640	4/25/02	253575	2340	0	7	2001	3	7753	N	N	26306 233RD AV SE
003	379350	1220	8/14/02	275520	2350	0	7	2002	3	6599	N	N	23417 SE 261ST CT
003	332206	9023	8/24/02	314500	2390	0	7	1990	3	103611	N	N	21208 SE 276TH ST
003	379350	0190	12/3/02	281050	2390	0	7	2003	3	7570	N	N	26019 232ND AV SE
003	379350	0920	7/7/03	279499	2390	0	7	2002	3	6441	N	N	23426 SE 263RD ST
003	379350	0350	5/7/02	258374	2390	0	7	2002	3	7191	N	N	26239 232ND PL SE
003	864810	0190	10/6/03	266000	2470	0	7	1998	3	8352	N	N	20115 SE 266TH ST
003	864810	0190	6/3/02	259000	2470	0	7	1998	3	8352	N	N	20115 SE 266TH ST
003	379350	1480	7/18/03	307419	2590	0	7	2003	3	8219	N	N	25933 232ND CT SE
003	379350	0220	7/5/02	271488	2590	0	7	2002	3	6836	N	N	26027 232ND PL SE
003	379350	0330	10/23/03	304950	2610	0	7	2002	3	6143	N	N	26231 232ND PL SE
003	379350	0170	6/11/02	286124	2610	0	7	2002	3	9758	N	N	26011 232ND PL SE
003	379350	1090	6/17/03	289622	2610	0	7	2003	3	7482	N	N	23421 SE 262ND ST
003	379350	1370	9/5/02	286558	2610	0	7	2003	3	8883	N	N	25913 234TH AV SE
003	379350	1150	3/6/03	279231	2610	0	7	2003	3	8059	N	N	23428 SE 262ND ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	379350	0060	1/20/03	274634	2610	0	7	2003	3	6300	N	N	23310 SE 262ND ST
003	379350	1290	9/23/02	277009	2610	0	7	2003	3	6919	N	N	23403 SE 260TH CT
003	379350	0210	7/17/02	275863	2610	0	7	2002	3	7499	N	N	26023 232ND PL SE
003	379350	0530	6/13/02	271927	2610	0	7	2002	3	7602	N	N	26221 233RD CT SE
003	379350	0360	2/8/02	299691	2610	0	7	2002	3	9057	N	N	23219 SE 263RD CT
003	379350	0230	6/5/02	267504	2610	0	7	2002	3	6160	N	N	26033 232ND PL SE
003	379350	0440	4/17/02	269378	2610	0	7	2002	3	6924	N	N	23234 SE 263RD CT
003	379350	0610	6/12/02	276937	2610	0	7	2002	3	9503	N	N	23223 SE 263RD ST
003	379350	0330	1/28/02	259945	2610	0	7	2002	3	6143	N	N	26231 232ND PL SE
003	379350	0990	2/12/03	313935	2750	0	7	2003	3	6839	N	N	23409 SE 263RD PL
003	379350	1130	12/19/02	294466	2750	0	7	2003	3	8471	N	N	23431 SE 262ND ST
003	379350	1430	6/26/03	286796	2750	0	7	2003	3	17166	N	N	25911 232ND CT NE
003	379350	0960	3/26/02	279045	2750	0	7	2002	3	7020	N	N	23408 SE 263RD ST
003	379350	0970	3/7/02	268934	2750	0	7	2002	3	8056	N	N	23404 SE 263RD ST
003	379350	0540	6/6/02	286326	2840	0	7	2002	3	7170	N	N	26222 233RD CT SE
003	379350	1400	7/11/03	304903	3000	0	7	2003	3	8584	N	N	25920 232ND CT SE
003	379350	0080	5/31/02	305791	3000	0	7	2002	3	6250	N	N	26120 232ND PL SE
003	379350	0120	4/8/03	301722	3000	0	7	2003	3	6677	N	N	26024 232ND PL SE
003	379350	0660	3/15/02	295988	3000	0	7	2002	3	8389	N	N	23321 SE 263RD ST
003	379350	0300	2/22/02	290045	3000	0	7	2002	3	6144	N	N	26213 232ND PL SE
003	379350	1300	9/3/02	294765	3000	0	7	2003	3	6214	N	N	23411 SE 260TH CT
003	379350	0320	2/13/02	290233	3000	0	7	2002	3	6143	N	N	26225 232ND PL SE
003	379350	1120	6/25/03	331950	3200	0	7	2001	3	7837	N	N	26216 235TH AV SE
003	379350	1470	6/13/03	325497	3200	0	7	2003	3	11608	N	N	25927 232ND CT SE
003	379350	1330	10/22/02	319668	3200	0	7	2003	3	8825	N	N	23404 SE 260TH CT
003	379350	1310	8/13/02	318745	3200	0	7	2002	3	7095	N	N	23415 SE 260TH CT
003	379350	1030	2/28/03	314048	3200	0	7	2003	3	6961	N	N	23412 SE 263RD PL
003	379350	1320	8/19/02	345190	3400	0	7	2002	3	9000	N	N	23412 SE 260TH CT
003	379350	1350	1/22/03	342474	3400	0	7	2003	3	7699	N	N	25930 234TH AV SE
003	379350	1410	5/5/03	342111	3400	0	7	2003	3	8387	N	N	25934 232ND CT SE
003	379350	1450	7/17/03	345121	3860	0	7	2003	3	6901	N	N	25919 232ND CT SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	379350	0580	4/12/02	340431	3860	0	7	2002	3	9780	N	N	23201 SE 263RD ST
003	379350	0200	5/15/02	334324	3860	0	7	2002	3	6308	N	N	26021 232ND PL SE
003	379350	0670	4/17/02	326180	3860	0	7	2002	3	8390	N	N	23405 SE 263RD ST
003	379350	0130	5/24/02	323315	3860	0	7	2002	3	6421	N	N	23308 SE 261ST CT
003	379350	1230	7/11/02	401738	4130	0	7	2002	3	8589	N	N	23421 SE 261ST CT
003	379350	1060	5/1/03	396669	4130	0	7	2003	3	7617	N	N	23403 SE 262ND ST
003	379350	1110	5/20/03	352500	4130	0	7	2002	3	7570	N	N	26215 235TH AV SE
003	379350	0560	3/13/02	350486	4130	0	7	2002	3	7137	N	N	26210 233RD CT SE
003	379350	1340	8/1/02	350213	4130	0	7	2002	3	9550	N	N	25936 SE 260TH ST
003	379350	0140	5/10/02	336980	4130	0	7	2002	3	9430	N	N	23314 SE 261ST CT
003	379350	0270	10/24/02	334233	4130	0	7	2003	3	6145	N	N	26121 232ND PL SE
003	379350	0090	6/19/02	323507	4130	0	7	2002	3	6000	N	N	26114 232ND PL SE
003	144280	0270	1/28/03	152000	1070	0	8	1983	3	3193	N	N	25415 213TH AV SE
003	144280	0290	9/6/02	150000	1070	0	8	1983	3	3617	N	N	25415 213TH AV SE
003	144280	0360	9/15/03	140000	1070	0	8	1981	3	3376	N	N	25423 213TH AV SE
003	221590	1710	3/20/02	242000	1130	550	8	1992	3	7000	N	N	21311 SE 277TH ST
003	144280	0430	6/24/02	155000	1240	0	8	1980	3	3680	N	N	25431 213TH AV SE
003	864780	0120	8/13/03	217500	1290	0	8	1995	3	7256	N	N	26634 201ST PL SE
003	025200	0700	9/28/02	197000	1320	0	8	1978	4	14847	N	N	26915 209TH AV SE
003	154580	6010	7/23/03	220950	1360	0	8	1978	3	9450	N	N	22010 SE 260TH PL
003	412400	0310	9/8/03	259950	1360	640	8	1986	3	15109	N	N	24442 224TH AV SE
003	865010	0040	5/20/02	224955	1370	350	8	1990	3	16720	N	N	26911 189TH AV SE
003	864780	0030	8/28/02	223000	1390	310	8	1991	3	6795	N	N	20013 SE 267TH PL
003	212206	9111	9/19/02	252000	1410	650	8	1977	3	54885	N	N	21516 SE 250TH ST
003	412400	0240	3/13/02	210000	1450	0	8	1986	3	15067	N	N	24409 224TH AV SE
003	144274	0280	6/5/03	250000	1470	0	8	1987	3	13125	N	N	25728 210TH AV SE
003	282206	9100	2/15/02	280000	1470	1020	8	1984	3	40043	N	N	25818 220TH AV SE
003	412384	0450	3/24/03	295000	1470	720	8	1990	3	9554	N	N	26005 225TH CT SE
003	212206	9126	10/24/02	300000	1510	500	8	1978	3	84506	N	N	25045 214TH PL SE
003	144280	0530	6/27/03	171062	1520	0	8	1982	3	2275	N	N	25426 213TH AV SE
003	144280	0500	2/19/03	169900	1520	0	8	1980	3	4115	N	N	25433 213TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	549146	0440	1/6/03	239844	1520	0	8	2002	3	4050	N	N	24722 232ND PL SE
003	549146	0470	12/26/02	229418	1520	0	8	2002	3	4038	N	N	24721 233RD PL SE
003	549146	0400	5/26/03	229046	1520	0	8	2003	3	4050	N	N	24704 232ND PL SE
003	549146	0420	3/28/03	237220	1520	0	8	2003	3	4050	N	N	24714 232ND PL SE
003	549146	0480	3/26/03	218693	1520	0	8	2003	3	4026	N	N	24717 233RD PL SE
003	549146	0430	12/23/02	212278	1520	0	8	2002	3	4050	N	N	24718 232ND PL SE
003	412383	0370	7/8/03	249900	1640	0	8	1990	3	7000	N	N	26030 LAKE WILDERNESS COUNTRY C DR SE
003	412383	0490	4/23/02	249500	1700	0	8	1990	3	7009	N	N	25804 LAKE WILDERNESS COUNTRY C DR SE
003	549146	0380	2/25/03	253539	1730	0	8	2003	3	5127	N	N	24627 233RD PL SE
003	549146	0500	6/9/03	235615	1730	0	8	2003	3	3637	N	N	24709 233RD PL SE
003	549146	0410	2/4/03	235440	1730	0	8	2003	3	4049	N	N	24710 232ND PL SE
003	549146	0460	12/16/02	228306	1730	0	8	2003	3	4308	N	N	24725 233RD PL SE
003	549146	0390	6/25/03	224494	1730	0	8	2003	3	4109	N	N	24632 232ND PL SE
003	549146	0450	7/26/02	220000	1730	0	8	2002	3	4304	N	N	24726 232ND PL SE
003	144280	0590	6/24/03	179000	1740	0	8	1985	3	2455	N	N	25419 213TH PL SE
003	144280	0240	6/18/03	166873	1740	0	8	1983	3	3314	N	N	25413 213TH AV SE
003	292206	9147	10/16/03	303000	1740	0	8	1978	3	48351	N	N	20336 SE 268TH ST
003	549146	0230	11/19/02	274356	1740	0	8	2002	3	5925	N	N	24628 233RD PL SE
003	549146	0190	1/28/03	287620	1740	0	8	2003	3	5254	Y	N	24712 233RD PL SE
003	549146	0280	5/29/03	279232	1740	0	8	2003	3	8851	N	N	24528 232ND PL SE
003	549146	0320	5/7/03	250822	1740	0	8	2003	3	3600	N	N	24605 232ND PL SE
003	549146	0060	3/19/03	247569	1740	0	8	2003	3	4186	N	N	24727 232ND PL SE
003	549146	0080	11/1/02	227487	1740	0	8	2003	3	6211	N	N	23215 SE 248TH ST
003	549146	0210	12/18/02	236130	1740	0	8	2002	3	4437	Y	N	24702 233RD PL SE
003	549146	0150	2/19/03	266539	1750	0	8	2003	3	9184	Y	N	24728 233RD PL SE
003	549146	0340	7/18/03	256000	1750	0	8	2003	3	3600	N	N	24613 232ND PL SE
003	549146	0250	5/16/03	249219	1750	0	8	2003	3	6494	N	N	24610 232ND PL SE
003	549146	0120	9/11/03	246990	1750	0	8	2003	3	4577	N	N	23233 SE 248TH ST
003	549146	0220	11/20/02	244539	1750	0	8	2002	3	4612	N	N	24632 233RD PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	549146	0070	12/23/02	239498	1750	0	8	2003	3	5299	N	N	24731 232ND PL SE
003	549146	0040	9/25/03	236990	1750	0	8	2003	3	3600	N	N	24719 232ND PL SE
003	549146	0200	11/22/02	241177	1750	0	8	2002	3	5093	Y	N	24708 233RD PL SE
003	412382	0040	2/11/03	243950	1760	0	8	1987	3	6912	N	N	25335 LAKE WILDERNESS COUNTRY C DR SE
003	412384	0010	2/21/02	241500	1760	0	8	1991	3	5752	N	N	22404 SE 255TH ST
003	549146	0140	3/26/03	292132	1760	0	8	2003	3	9779	Y	N	24732 233RD PL SE
003	549146	0260	6/30/03	311870	1760	620	8	2003	3	6172	N	N	24606 232ND PL SE
003	549146	0310	7/23/03	251785	1760	0	8	2003	3	3600	N	N	24531 232ND PL SE
003	549146	0290	3/18/03	246557	1760	0	8	2003	3	3600	N	N	24523 232ND PL SE
003	549146	0010	9/25/03	244990	1760	0	8	2003	3	3866	N	N	24705 232ND PL SE
003	221590	1440	2/27/02	225000	1770	0	8	1994	3	7257	N	N	27753 215TH AV SE
003	549146	0490	12/19/02	220053	1820	0	8	2003	3	3967	N	N	24713 233RD PL SE
003	940660	0170	8/6/03	249999	1830	0	8	1984	3	13005	N	N	21704 SE 255TH PL
003	549146	0130	6/17/03	265811	1840	0	8	2003	3	6886	N	N	23303 SE 248TH ST
003	549146	0270	8/8/03	294315	1840	700	8	2003	3	4982	N	N	24602 232ND PL SE
003	549146	0110	7/21/03	249916	1840	0	8	2003	3	3880	N	N	23227 SE 248TH ST
003	549146	0050	7/17/03	248796	1840	0	8	2003	3	3600	N	N	24723 232ND PL SE
003	549146	0370	7/22/03	241889	1840	0	8	2003	3	3865	N	N	24629 232ND PL SE
003	292206	9104	10/16/03	357500	1880	1880	8	1976	4	107158	N	N	20626 SE 262ND ST
003	412382	0140	1/6/03	284950	1880	0	8	1988	3	6750	N	N	25603 LAKE WILDERNESS COUNTRY C DR SE
003	412382	0330	4/25/03	257500	1880	0	8	1990	3	6793	N	N	25606 LAKE WILDERNESS COUNTRY C DR SE
003	412400	0290	4/11/03	249950	1880	0	8	1986	3	16103	N	N	24432 224TH AV SE
003	549146	0240	3/24/03	272832	1880	0	8	2003	3	6157	Y	N	24614 232ND PL SE
003	549146	0160	1/22/03	278335	1880	0	8	2003	3	6543	Y	N	24724 233RD PL SE
003	549146	0090	10/24/02	264472	1880	0	8	2003	3	4938	N	N	23219 E SE 248TH ST
003	549146	0360	4/23/03	257730	1880	0	8	2003	3	3600	N	N	24623 232ND PL SE
003	549146	0350	4/30/03	256598	1880	0	8	2003	3	3600	N	N	24617 232ND PL SE
003	549146	0330	3/12/03	255615	1880	0	8	2003	3	3600	N	N	24609 232ND PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	549146	0300	4/19/03	252825	1880	0	8	2003	3	3600	N	N	24527 232ND PL SE
003	144280	0060	7/7/03	209000	1890	0	8	1993	3	3118	N	N	25424 213TH PL SE
003	144280	0070	5/15/02	190000	1890	0	8	1993	3	3378	N	N	25424 213TH PL SE
003	412384	0520	4/9/02	250000	1890	0	8	1990	3	7965	N	N	22508 SE 261ST ST
003	221590	1400	9/24/02	240000	1900	0	8	1992	3	8149	N	N	27720 215TH AV SE
003	330395	0350	10/28/02	249000	1910	0	8	1994	3	7212	N	N	24517 229TH CT SE
003	412383	0220	7/15/02	269500	1920	0	8	1990	3	7800	N	N	26219 LAKE WILDERNESS COUNTRY C DR SE
003	330395	0870	5/7/02	250000	1930	0	8	1994	3	9484	N	N	24610 231ST AV SE
003	412384	0110	4/22/02	269500	1930	0	8	1992	3	7160	N	N	22331 SE 255TH ST
003	940652	1221	5/27/03	265000	1930	0	8	2003	3	7150	N	N	23225 SE 267TH PL
003	330395	0930	10/17/02	260000	1940	0	8	1996	3	10607	N	N	23116 SE 246TH PL
003	144274	0430	5/19/03	270000	1950	0	8	1988	3	22500	N	N	21119 SE 256TH PL
003	330395	0080	2/20/02	242000	1950	0	8	1996	3	7421	N	N	23044 SE 243RD PL
003	940652	1222	6/20/03	269950	1950	0	8	2003	3	7143	N	N	23225 SE 267TH PL
003	328800	0030	3/20/03	286950	1960	0	8	1997	3	8113	N	N	23423 SE 251ST PL
003	412383	0090	9/11/03	295000	1970	0	8	1990	3	6969	N	N	25919 LAKE WILDERNESS COUNTRY C DR SE
003	865010	0070	7/23/02	232950	1980	0	8	1991	3	8554	N	N	26925 189TH AV SE
003	412382	0130	6/21/02	277000	1990	0	8	1989	3	6005	N	N	25529 LAKE WILDERNESS COUNTRY C DR SE
003	549146	0170	3/1/03	310088	2040	0	8	2003	3	5855	Y	N	24720 233RD PL SE
003	549146	0180	4/17/03	291567	2040	0	8	2003	3	5040	Y	N	24716 233RD PL SE
003	549146	0100	2/25/03	249990	2040	0	8	2002	3	3880	N	N	23223 SE 248TH ST
003	330395	1010	3/11/02	267950	2060	0	8	1996	3	10758	N	N	23127 SE 243RD PL
003	412382	0290	10/28/02	255000	2060	0	8	1988	3	7000	N	N	25630 LAKE WILDERNESS COUNTRY C DR SE
003	330395	0240	11/3/03	282000	2078	0	8	1996	3	18532	N	N	24508 229TH CT SE
003	025200	0770	9/24/03	259000	2090	0	8	1966	3	15300	N	N	27015 210TH AV SE
003	412384	0380	1/14/02	289000	2110	0	8	1990	3	7745	N	N	26026 225TH CT SE
003	212206	9059	9/24/03	265000	2120	0	8	1980	3	32172	N	N	21615 SE 248TH ST
003	412384	0610	9/11/03	284000	2130	0	8	1990	3	6000	N	N	22537 SE 261ST ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	864780	0190	4/2/03	245000	2140	0	8	1990	3	9400	N	N	20016 SE 267TH PL
003	330395	1710	9/24/03	279500	2150	0	8	1995	3	8494	N	N	23059 SE 245TH PL
003	412381	0120	6/11/02	279950	2150	0	8	1986	3	6994	N	N	25267 LAKE WILDERNESS COUNTRY C DR SE
003	412384	0020	1/10/03	275000	2150	0	8	1992	3	5712	N	N	22350 SE 255TH ST
003	412700	0485	7/28/03	280500	2150	0	8	1985	3	20037	N	N	25739 W LAKE WILDERNESS DR SE
003	865010	0200	7/29/03	245000	2150	0	8	1990	3	7422	N	N	18811 SE 270TH ST
003	332206	9101	3/6/03	326500	2170	0	8	1983	3	103611	N	N	21314 SE 276TH ST
003	412383	0450	4/9/03	289950	2170	0	8	1990	3	6868	N	N	25902 LAKE WILDERNESS COUNTRY C DR SE
003	272206	9116	4/14/03	409950	2200	0	8	1990	2	129808	N	N	26030 227TH PL SE
003	330395	1500	7/3/03	294000	2210	0	8	1994	3	7369	N	N	23020 SE 248TH PL
003	330395	0440	3/12/03	303000	2210	0	8	1996	3	11235	N	N	24713 230TH WY SE
003	412383	0440	7/18/02	289000	2220	0	8	1990	3	7000	N	N	25908 LAKE WILDERNESS COUNTRY C DR SE
003	412383	0180	7/5/02	275000	2220	0	8	1991	3	7567	N	N	26135 LAKE WILDERNESS COUNTRY C DR SE
003	412384	0630	3/14/02	286000	2220	0	8	1990	3	6020	N	N	22549 SE 261ST ST
003	729660	0170	10/28/02	276417	2230	0	8	2002	3	16128	N	N	21772 SE 259TH ST
003	282206	9063	4/15/02	278000	2260	0	8	1989	3	43560	N	N	25848 220TH AV SE
003	412383	0320	9/23/02	285000	2320	0	8	1993	3	10422	N	N	22629 SE 263RD PL
003	940657	0080	8/6/03	258697	2340	0	8	2003	3	6777	N	N	24932 234TH PL SE
003	940657	0150	5/5/03	260300	2340	0	8	2003	3	6929	N	N	24904 234TH PL SE
003	940657	0290	3/27/03	253645	2340	0	8	2003	3	8990	N	N	24925 234TH PL SE
003	940657	0170	3/10/03	239000	2340	0	8	2003	3	8847	N	N	24906 234TH PL SE
003	940657	0140	9/4/03	264785	2360	0	8	2003	3	6548	N	N	24912 234TH PL SE
003	330395	0390	4/22/02	295000	2400	0	8	1995	3	10449	N	N	22915 SE 246TH ST
003	412381	0060	5/14/02	295000	2410	0	8	1987	3	13777	N	N	25231 LAKE WILDERNESS COUNTRY C DR SE
003	940651	0100	2/13/02	348117	2416	0	8	1997	3	26023	N	N	24418 214TH AV SE
003	330395	0480	4/24/03	305000	2420	0	8	1996	3	11793	N	N	24805 230TH WY SE
003	330395	1380	1/18/02	284990	2460	0	8	1994	3	7343	N	N	24812 230TH WY SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	330395	1160	4/21/03	297000	2480	0	8	1995	3	8877	N	N	24605 231ST AV SE
003	330395	1150	1/2/03	281000	2480	0	8	1992	3	8563	N	N	23059 SE 246TH PL
003	328801	0040	8/21/02	310000	2490	0	8	1996	3	8050	N	N	25124 235TH WY SE
003	412381	0050	8/23/02	330000	2500	0	8	1988	3	13152	N	N	25225 LAKE WILDERNESS COUNTRY C DR SE
003	330395	1540	11/15/02	310000	2530	0	8	1994	3	9541	N	N	24710 230TH WY SE
003	330395	1220	4/19/03	329900	2550	0	8	1992	3	8240	N	N	24721 231ST AV SE
003	330395	1620	5/17/02	296250	2550	0	8	1994	3	9037	N	N	23018 SE 247TH CT
003	330395	1230	4/14/03	317500	2560	0	8	1992	3	8272	N	N	24807 231ST AV SE
003	412383	0200	8/16/02	275000	2570	0	8	1990	3	7930	N	N	26207 LAKE WILDERNESS COUNTRY C DR SE
003	144270	0440	7/24/03	299950	2580	0	8	1976	4	17626	N	N	21518 SE 255TH CT
003	256400	0070	9/26/02	255000	2590	0	8	1977	4	28000	N	N	26904 204TH AV SE
003	330395	0830	2/15/02	294000	2590	0	8	1992	3	7852	N	N	24712 231ST AV SE
003	940657	0330	12/24/02	286617	2590	0	8	2003	3	7373	N	N	25013 234TH PL SE
003	940657	0180	3/25/03	260898	2590	0	8	2003	3	5449	N	N	24834 234TH PL SE
003	940657	0210	4/22/03	269550	2590	0	8	2003	3	7391	N	N	24081 234TH PL SE
003	330395	0810	2/13/02	305000	2620	0	8	1992	3	8164	N	N	24724 231ST AV SE
003	412384	0060	3/5/03	284950	2630	0	8	1990	3	8924	N	N	22307 SE 255TH ST
003	144273	0240	10/14/02	296000	2660	0	8	1988	3	13775	N	N	25503 212TH PL SE
003	330395	1200	1/16/03	288000	2720	0	8	1992	3	7404	N	N	24709 231ST AV SE
003	940651	0130	10/1/03	430000	2752	976	8	1998	3	24684	N	N	24407 214TH AV SE
003	940651	0060	3/20/03	355000	2752	0	8	1997	3	24049	N	N	24526 214TH AV SE
003	322206	9137	2/11/02	375000	2780	0	8	2001	3	61420	N	N	21005 SE 272ND ST
003	330395	0540	6/10/03	450000	2830	0	8	1996	3	12652	N	N	24921 230TH WY SE
003	940651	0050	8/28/02	396500	2854	0	8	1997	3	24059	N	N	24616 214TH AV SE
003	940657	0200	3/23/03	283016	2960	0	8	2003	3	8256	N	N	24822 234TH PL SE
003	940657	0270	2/11/03	290670	2970	0	8	2003	3	6718	N	N	24915 234TH PL SE
003	940657	0340	5/12/03	286836	2980	0	8	2003	3	6763	N	N	25017 234TH PL SE
003	940657	0190	1/23/03	270000	2980	0	8	2003	3	6522	N	N	24828 234TH PL SE
003	940657	0220	6/18/03	280714	2980	0	8	2003	3	9365	N	N	24827 234TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	940657	0260	8/26/03	317072	2990	0	8	2003	3	6474	N	N	24911 234TH PL SE
003	330395	0520	7/9/03	405000	3160	0	8	1997	3	9030	N	N	24909 230TH WY SE
003	940657	0230	4/22/03	369130	3190	0	8	2003	3	14184	N	N	24833 234TH PL SE
003	940657	0100	5/23/03	305524	3190	0	8	2003	3	6252	N	N	24930 234TH PL SE
003	940657	0320	6/3/03	363182	3210	0	8	2003	3	6672	N	N	25009 234TH PL SE
003	940657	0120	6/20/03	350323	3210	0	8	2003	3	5300	N	N	24920 234TH PL SE
003	940657	0090	6/18/03	322803	3210	0	8	2003	3	7106	N	N	24914 234TH PL SE
003	940657	0280	7/7/03	311186	3210	0	8	2003	3	6663	N	N	24919 234TH PL SE
003	940654	0060	5/14/02	264900	1784	0	9	2000	3	6504	N	N	25037 235TH CT SE
003	508850	0280	4/10/03	280000	2050	0	9	1990	3	18595	N	N	25905 215TH PL SE
003	940660	0080	4/9/02	270000	2110	0	9	1986	3	13119	N	N	21703 SE 255TH PL
003	940654	0010	6/9/03	284500	2204	0	9	2000	3	6381	N	N	25007 235TH CT SE
003	508850	0310	7/29/03	329950	2210	450	9	1990	3	16677	N	N	25927 215TH PL SE
003	330395	0560	2/14/02	415000	2230	0	9	1996	3	14669	N	N	24937 230TH PL SE
003	508850	0030	8/26/02	279000	2230	0	9	1989	3	14973	N	N	25768 215TH CT SE
003	144270	0170	9/3/03	308000	2380	0	9	1978	4	15000	N	N	25625 214TH AV SE
003	401705	0860	8/7/03	327000	2400	0	9	1990	3	17626	N	N	23614 SE 254TH ST
003	178620	0140	7/1/03	375000	2410	0	9	2003	3	8287	N	N	22703 SE 263RD CT
003	178620	0030	3/14/03	361076	2420	0	9	2003	3	8498	N	N	22720 SE 263RD CT
003	401705	0660	12/20/02	364950	2500	0	9	1990	3	15295	N	N	25319 233RD AV SE
003	259178	0110	9/5/03	290000	2510	0	9	1996	3	12573	N	N	20517 SE 261ST PL
003	337000	0142	3/10/03	378000	2529	0	9	2001	3	29750	N	N	27432 208TH AV SE
003	178620	0010	12/5/02	375000	2580	0	9	2003	3	11780	N	N	22706 SE 263RD CT
003	401705	0920	4/14/03	346000	2580	0	9	1990	3	19200	N	N	25317 236TH CT SE
003	412700	0275	4/30/03	325000	2580	0	9	1989	3	16265	N	N	25901 227TH PL SE
003	178620	0020	4/16/03	355950	2590	0	9	2003	3	9324	N	N	22714 SE 263RD CT
003	144276	0090	3/20/03	317000	2620	0	9	1990	3	15353	N	N	25208 217TH PL SE
003	330395	0580	7/30/03	460000	2640	0	9	1996	3	12326	N	N	24949 230TH PL SE
003	940654	0050	12/27/02	320000	2648	0	9	2000	3	6000	N	N	25031 235TH CT SE
003	178620	0130	8/26/03	367950	2650	0	9	2003	3	8067	N	N	22709 SE 263RD CT
003	178620	0040	5/14/03	364950	2650	0	9	2003	3	8070	N	N	22726 SE 263RD CT

Improved Sales Used in this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	940654	0150	8/22/03	399950	2715	0	9	2000	3	7077	N	N	25044 235TH CT SE
003	330395	0600	10/14/02	425000	2850	0	9	1995	3	8783	N	N	24961 230TH PL SE
003	328800	0020	5/7/03	399950	2990	680	9	2003	3	8923	N	N	23429 SE 251ST PL
003	401705	0740	4/29/02	382000	3030	0	9	1990	3	14051	N	N	23405 SE 254TH ST
003	401705	0690	6/26/02	399900	3050	0	9	1990	3	16185	N	N	23301 SE 254TH ST
003	292206	9062	4/2/02	440000	3168	0	9	2000	3	65340	N	N	20546 SE 263RD CT
003	401705	0930	4/1/03	395500	3220	0	9	1990	3	25404	N	N	25323 236TH CT SE
003	144274	0190	1/7/03	284900	1970	300	10	1980	3	14400	N	N	25611 210TH AV SE
003	401705	0190	7/30/03	400000	2330	0	10	1990	3	16662	N	N	25233 235TH WY SE
003	401705	0020	2/7/02	354950	2450	0	10	1990	3	19744	N	N	23526 SE 253RD PL
003	401705	0270	10/3/02	357750	2590	0	10	1990	3	13693	N	N	25218 234TH AV SE
003	401705	0080	1/3/03	395000	2640	410	10	1990	3	27726	N	N	23521 SE 252ND ST
003	401705	0540	8/25/03	500000	3300	0	10	1990	3	18188	Y	N	25321 232ND AV SE
003	401705	0600	8/7/03	450000	3600	0	10	1990	3	12605	N	N	25332 232ND AV SE

Improved Sales Removed from this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	005030	0040	10/3/03	298954	%COMPL, ACTIVE PERMIT BEFORE SALE >25K
003	005030	0060	9/19/03	290000	%COMPL, ACTIVE PERMIT BEFORE SALE >25K
003	005030	0080	9/10/03	280639	%COMPL, ACTIVE PERMIT BEFORE SALE >25K
003	025200	0510	10/22/02	342000	DIAGNOSTIC OUTLIER
003	025200	0840	9/10/03	180000	DIAGNOSTIC OUTLIER
003	127400	0070	2/10/03	179900	RELOCATION - SALE BY SERVICE
003	127400	0070	1/18/03	179900	RELOCATION - SALE TO SERVICE
003	127400	0270	4/10/03	159000	DIAGNOSTIC OUTLIER
003	127450	0230	4/8/02	160000	UNFIN AREA
003	127450	0790	7/29/02	153001	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	127450	0790	4/10/02	143979	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	144270	0460	5/23/02	261500	BANKRUPTCY - RECEIVER OR TRUSTEE
003	144270	0460	3/15/02	229500	EXEMPT FROM EXCISE TAX
003	144272	0200	1/28/03	269950	DIAGNOSTIC OUTLIER
003	144274	0010	8/29/02	300000	STATEMENT TO DOR
003	144280	0550	7/9/02	159950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	154580	0060	7/21/03	300000	DIAGNOSTIC OUTLIER
003	154580	0160	10/15/02	210000	DIAGNOSTIC OUTLIER
003	154580	1160	8/13/02	157000	QUESTIONABLE PER SALES IDENTIFICATION
003	154580	1330	9/11/03	76887	DOR RATIO
003	154580	1390	9/10/03	219900	DIAGNOSTIC OUTLIER
003	154580	2380	3/23/02	187000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	154580	2470	5/14/03	141000	DIAGNOSTIC OUTLIER
003	154580	2610	6/11/02	52950	DOR RATIO
003	154580	3320	2/22/02	194085	EXEMPT FROM EXCISE TAX
003	154580	3320	2/22/02	179030	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	154580	4610	5/23/02	175000	DIAGNOSTIC OUTLIER
003	154580	4620	1/13/03	205000	DIAGNOSTIC OUTLIER
003	154580	5320	10/22/03	299950	DIAGNOSTIC OUTLIER
003	154580	5760	8/20/03	176500	DIAGNOSTIC OUTLIER
003	154580	6020	1/23/02	153892	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	154580	7220	5/2/03	211437	EXEMPT FROM EXCISE TAX
003	154580	7300	5/28/02	170000	DIAGNOSTIC OUTLIER
003	154580	7300	4/10/03	212000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	154580	7410	2/13/02	179950	DIAGNOSTIC OUTLIER
003	154580	7700	5/19/03	185000	DIAGNOSTIC OUTLIER
003	154580	8010	9/18/02	212500	RELOCATION - SALE BY SERVICE
003	154580	8010	9/18/02	212500	RELOCATION - SALE TO SERVICE
003	154580	8060	6/28/02	188730	RELOCATION - SALE BY SERVICE
003	154580	8060	6/28/02	188730	RELOCATION - SALE TO SERVICE
003	154580	8290	9/4/02	180600	DIAGNOSTIC OUTLIER
003	154580	8620	5/5/03	199800	RELATED PARTY, FRIEND, OR NEIGHBOR
003	154580	8830	7/25/02	51000	DOR RATIO
003	154580	8840	10/14/03	220000	DIAGNOSTIC OUTLIER
003	154580	8860	3/17/03	234500	DIAGNOSTIC OUTLIER
003	154580	8960	4/14/03	44719	STATEMENT TO DOR DORRatio

Improved Sales Removed from this Annual Update Analysis

Area 56

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	178620	0100	10/6/03	403750	% COMPL
003	178620	0110	10/20/03	375950	% COMPL
003	179620	0020	6/26/03	212000	DIAGNOSTIC OUTLIER
003	179630	0060	8/20/03	214000	DIAGNOSTIC OUTLIER
003	179635	0740	9/19/03	136551	BANKRUPTCY - RECEIVER OR TRUSTEE
003	179635	0860	9/9/02	187500	DIAGNOSTIC OUTLIER
003	179636	0220	9/24/02	81500	QUIT CLAIM DEED; DOR RATIO
003	179636	1070	10/30/03	147000	DIAGNOSTIC OUTLIER
003	179637	0040	5/28/03	220000	RELOCATION - SALE TO SERVICE
003	179637	0110	3/2/02	82200	DOR RATIO
003	179637	0340	1/26/02	56000	QUIT CLAIM DEED; PARTIAL INTEREST; DOR RATIO
003	179637	0680	3/1/02	211000	DIAGNOSTIC OUTLIER
003	179639	0080	6/4/02	3000	QUIT CLAIM DEED DOR RATIO
003	179642	0020	8/19/02	217950	RELOCATION - SALE BY SERVICE
003	179642	0020	8/7/02	217950	RELOCATION - SALE TO SERVICE
003	179642	0040	5/23/03	109564	DOR RATIO
003	202206	9038	9/27/02	390000	DIAGNOSTIC OUTLIER
003	202206	9063	5/15/02	8280	PERS MH, DOR RATIO
003	202206	9063	1/11/02	195000	PERS MH; RELATED PARTY, FRIEND, OR NEIGHBOR
003	202206	9067	8/28/03	260000	DIAGNOSTIC OUTLIER
003	202206	9144	1/7/03	208800	DIAGNOSTIC OUTLIER
003	202206	9144	9/20/02	220000	EXEMPT FROM EXCISE TAX
003	202206	9160	1/3/02	224950	UNFIN AREA
003	202206	9164	5/15/02	5278	DOR RATIO
003	212206	9081	4/28/03	145000	DIAGNOSTIC OUTLIER
003	212206	9095	9/9/02	232000	DIAGNOSTIC OUTLIER
003	212206	9108	2/26/02	187500	% COMPL
003	221590	0010	9/3/03	209591	UNFIN AREA
003	221590	0350	6/26/03	306450	DIAGNOSTIC OUTLIER
003	221590	1040	6/12/03	161461	NON-REPRESENTATIVE SALE
003	221590	1080	12/31/02	226000	RELOCATION - SALE BY SERVICE
003	221590	1080	12/31/02	226000	RELOCATION - SALE TO SERVICE
003	221590	1570	12/19/02	175000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	221590	1570	1/23/02	158634	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	221590	1650	4/18/03	257500	UNFIN AREA
003	222206	9051	9/9/03	299000	DIAGNOSTIC OUTLIER
003	252530	0010	10/2/02	155000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	252530	0050	8/28/02	124400	BANKRUPTCY - RECEIVER OR TRUSTEE
003	252530	0050	4/19/02	135042	EXEMPT FROM EXCISE TAX
003	252530	0260	4/25/02	130000	QUIT CLAIM DEED
003	252530	0320	7/11/03	123290	BANKRUPTCY - RECEIVER OR TRUSTEE
003	252530	0350	8/26/03	68051	DOR RATIO
003	252530	0420	5/14/03	153000	DIAGNOSTIC OUTLIER
003	252530	0510	5/1/02	162000	DIAGNOSTIC OUTLIER
003	272206	9113	10/28/02	399950	DIAGNOSTIC OUTLIER
003	282206	9094	10/23/02	29500	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio

Improved Sales Removed from this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	291661	0210	10/22/02	173000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	292206	9052	11/6/02	355500	DIAGNOSTIC OUTLIER
003	292206	9110	9/13/02	408000	DIAGNOSTIC OUTLIER
003	292206	9157	9/17/03	329950	DIAGNOSTIC OUTLIER
003	312206	9049	10/24/03	419500	DIAGNOSTIC OUTLIER
003	322206	9076	1/13/03	160000	BARGAIN & SALES DEED
003	328800	0020	5/28/02	50000	DOR RATIO
003	328800	0070	2/18/03	302950	RELOCATION - SALE BY SERVICE
003	328800	0070	8/21/02	302950	RELOCATION - SALE TO SERVICE
003	330395	0060	6/2/03	242000	DIAGNOSTIC OUTLIER
003	330395	0170	2/19/02	382500	DIAGNOSTIC OUTLIER
003	330395	0360	4/29/02	355000	RELOCATION - SALE BY SERVICE
003	330395	0360	4/9/02	355000	RELOCATION - SALE TO SERVICE
003	330395	1290	2/25/02	298200	RELOCATION - SALE BY SERVICE
003	330395	1290	1/11/02	298200	RELOCATION - SALE TO SERVICE
003	337000	0142	10/25/02	376650	EXEMPT FROM EXCISE TAX
003	378040	0060	4/14/03	244000	DIAGNOSTIC OUTLIER
003	378310	0090	9/17/02	222000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	379350	0090	10/3/03	209640	NON-REPRESENTATIVE SALE
003	379350	0750	8/13/03	231230	%COMPL, ACTIVE PERMIT BEFORE SALE >25K
003	379350	0770	7/30/03	276780	%COMPL, ACTIVE PERMIT BEFORE SALE >25K
003	379350	0910	9/5/03	315836	%COMPL, ACTIVE PERMIT BEFORE SALE >25K
003	379350	1050	1/31/03	324689	STATEMENT TO DOR
003	379350	1080	8/22/03	302280	%COMPL, ACTIVE PERMIT BEFORE SALE >25K
003	379350	1100	2/25/03	367706	NON-REPRESENTATIVE SALE
003	379350	1140	5/14/03	258471	BUILDER OR DEVELOPER SALES
003	379350	1380	8/21/03	215755	%COMPL, ACTIVE PERMIT BEFORE SALE >25K
003	379350	1460	8/1/03	270705	%COMPL, ACTIVE PERMIT BEFORE SALE >25K
003	401705	0190	7/30/03	400000	RELOCATION - SALE TO SERVICE
003	401705	0350	7/30/03	483000	DIAGNOSTIC OUTLIER
003	401705	0620	11/25/02	489900	DIAGNOSTIC OUTLIER
003	401705	1010	3/19/03	349000	RELOCATION - SALE BY SERVICE; STATEMENT TO DOR
003	401705	1010	2/10/03	349000	RELOCATION - SALE TO SERVICE
003	412380	0260	12/6/02	179110	DIAGNOSTIC OUTLIER
003	412380	0260	4/10/02	179110	BANKRUPTCY - RECEIVER OR TRUSTEE
003	412380	0260	1/25/02	175220	EXEMPT FROM EXCISE TAX
003	412380	0340	7/30/02	206350	DIAGNOSTIC OUTLIER
003	412380	0350	8/28/03	179950	DIAGNOSTIC OUTLIER
003	412380	0360	3/7/02	209000	STATEMENT TO DOR
003	412380	0370	6/14/03	251300	RELOCATION - SALE TO SERVICE
003	412381	0020	4/21/03	224880	EXEMPT FROM EXCISE TAX
003	412382	0370	10/11/02	283000	RELOCATION - SALE BY SERVICE
003	412382	0370	10/11/02	283000	RELOCATION - SALE TO SERVICE
003	412382	0470	5/14/03	249000	DIAGNOSTIC OUTLIER
003	412384	0650	4/5/02	280000	RELOCATION - SALE BY SERVICE
003	412384	0650	3/5/02	280000	RELOCATION - SALE TO SERVICE

Improved Sales Removed from this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	412700	0020	4/28/03	329000	DIAGNOSTIC OUTLIER
003	412700	0050	8/12/03	251000	DIAGNOSTIC OUTLIER
003	412700	0065	4/10/03	240000	DIAGNOSTIC OUTLIER
003	412700	0269	3/8/03	277500	DIAGNOSTIC OUTLIER
003	412700	0270	3/19/03	252723	UNFIN AREA
003	412700	0282	5/21/03	344000	DIAGNOSTIC OUTLIER
003	412700	0282	5/21/03	344000	RELOCATION - SALE TO SERVICE
003	412700	0530	6/19/03	247000	DIAGNOSTIC OUTLIER
003	412700	0635	4/18/03	178900	PREV IMP <=10K
003	412700	1035	8/6/02	150000	PREV IMP <=10K
003	415630	0530	3/21/02	139000	DIAGNOSTIC OUTLIER
003	417850	0270	6/10/03	222000	RELOCATION - SALE TO SERVICE
003	417850	0340	8/12/02	205000	RELOCATION - SALE BY SERVICE
003	417850	0340	8/7/02	205000	RELOCATION - SALE TO SERVICE
003	417850	0370	8/22/03	216000	RELOCATION - SALE TO SERVICE
003	417850	0540	3/17/03	215000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	417850	0850	9/28/02	69953	QUIT CLAIM DEED DOR RATIO
003	431170	0240	6/24/03	125000	DIAGNOSTIC OUTLIER
003	508850	0060	4/9/03	299000	DIAGNOSTIC OUTLIER
003	508850	0210	4/28/03	245000	DIAGNOSTIC OUTLIER
003	511326	0080	12/2/02	88415	PARTIAL INTEREST; RELATED PARTY; DOR RATIO
003	511326	0540	3/24/03	91343	PARTIAL INTEREST; DOR RATIO
003	511615	0140	7/1/02	325000	DIAGNOSTIC OUTLIER
003	680700	0006	1/16/03	53337	DOR RATIO
003	680700	0030	7/11/03	239000	DIAGNOSTIC OUTLIER
003	680700	0030	11/25/02	64000	DOR RATIO
003	680700	0078	9/25/03	191980	DIAGNOSTIC OUTLIER
003	680700	0135	6/23/03	225000	DIAGNOSTIC OUTLIER
003	680700	0250	1/16/03	87000	QUIT CLAIM DEED; RELATED PARTY; DOR RATIO
003	729660	0095	7/17/02	120000	PARTIAL INTEREST (103, 102, Etc.) DORRatio
003	729660	0175	10/29/02	222000	NON-REPRESENTATIVE SALE
003	808165	0170	7/12/02	217500	RELOCATION - SALE BY SERVICE
003	808165	0170	4/1/02	217500	RELOCATION - SALE TO SERVICE
003	856200	0080	10/14/02	165000	DIAGNOSTIC OUTLIER
003	864780	0120	1/18/02	186500	BANKRUPTCY - RECEIVER OR TRUSTEE
003	864780	0120	8/13/03	217500	RELOCATION - SALE TO SERVICE;
003	864780	0140	5/9/03	229000	DIAGNOSTIC OUTLIER
003	864810	0080	6/10/03	185000	QUIT CLAIM DEED
003	864820	0030	3/24/03	164000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	864820	0060	3/18/03	188000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	865011	0050	6/16/03	173600	DIAGNOSTIC OUTLIER
003	865140	0220	6/10/03	165000	DIAGNOSTIC OUTLIER
003	865140	0350	3/26/02	117000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	865140	0410	2/22/02	94000	NON-REPRESENTATIVE SALE
003	865140	0540	5/13/02	54225	PARTIAL INTEREST; RELATED PARTY; DOR RATIO
003	865140	0680	10/10/02	119800	BANKRUPTCY - RECEIVER OR TRUSTEE

Improved Sales Removed from this Annual Update Analysis

Area 56

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	865140	0680	4/26/02	97741	EXEMPT FROM EXCISE TAX
003	865140	0840	10/1/02	125800	EXEMPT FROM EXCISE TAX
003	865140	0880	2/6/03	101734	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	865140	1130	10/29/02	137000	RELOCATION - SALE BY SERVICE
003	865140	1130	10/29/02	137000	TRADE
003	865140	1330	2/18/03	165000	DIAGNOSTIC OUTLIER
003	865140	1330	6/19/02	110000	NON-REPRESENTATIVE SALE
003	865140	1990	6/18/03	1100	DOR RATIO
003	865140	2070	3/22/02	96000	EXEMPT FROM EXCISE TAX
003	865140	2070	5/28/02	107900	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	865140	2200	5/27/03	161850	DIAGNOSTIC OUTLIER
003	865140	2230	5/15/03	116900	DIAGNOSTIC OUTLIER
003	865140	2390	6/11/02	115000	DIAGNOSTIC OUTLIER
003	865140	2430	2/11/02	77600	NON-REPRESENTATIVE SALE
003	865140	2440	4/2/03	143000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	865140	2570	7/7/03	38650	DOR RATIO
003	865140	2860	9/18/03	158000	DIAGNOSTIC OUTLIER
003	865141	0100	10/28/03	170000	DIAGNOSTIC OUTLIER
003	865141	0120	8/20/03	60000	DOR RATIO
003	865141	0200	7/1/02	82000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	865141	0590	7/10/02	110000	DIAGNOSTIC OUTLIER
003	865141	1090	7/8/02	159130	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	865141	1090	11/18/02	124001	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	865141	1400	2/8/02	70466	DOR RATIO
003	865141	1540	3/7/03	145750	BANKRUPTCY - RECEIVER OR TRUSTEE
003	865143	0110	4/11/02	120000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	865143	0150	10/1/03	120000	DIAGNOSTIC OUTLIER
003	865143	0240	7/23/02	126000	DIAGNOSTIC OUTLIER
003	865143	0240	3/29/02	112869	BANKRUPTCY - RECEIVER OR TRUSTEE
003	865143	0340	4/12/02	56500	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
003	865143	0540	8/8/02	170000	DIAGNOSTIC OUTLIER
003	865143	1130	3/25/03	137000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	865144	0640	1/3/03	177000	RELOCATION - SALE BY SERVICE
003	865144	0640	1/3/03	177000	RELOCATION - SALE TO SERVICE
003	865144	0910	6/16/03	73771	DOR RATIO
003	865144	1660	6/4/03	39194	RELATED PARTY; STATEMENT TO DOR; DOR RATIO
003	865144	1950	9/23/03	186500	DIAGNOSTIC OUTLIER
003	865144	2530	1/30/02	131750	DIAGNOSTIC OUTLIER
003	865144	2920	10/2/02	124000	NON-REPRESENTATIVE SALE
003	865144	3210	10/22/02	135950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	940652	0690	3/4/03	236000	RELOCATION - SALE BY SERVICE
003	940652	0690	3/4/03	236000	RELOCATION - SALE TO SERVICE
003	940652	1223	11/19/02	240000	NON-REPRESENTATIVE SALE
003	940656	0180	6/9/03	110000	DOR RATIO
003	940657	0020	10/16/03	380000	DIAGNOSTIC OUTLIER
003	940657	0130	8/7/03	274715	% COMPL

Improved Sales Removed from this Annual Update Analysis
Area 56
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	940657	0310	7/29/03	267919	%COMPL, ACTIVE PERMIT BEFORE SALE >25K
003	940658	0130	7/21/03	130160	QUIT CLAIM DEED
003	940760	0280	10/28/03	210000	RELOCATION - SALE TO SERVICE;

Vacant Sales Used in this Annual Update Analysis
Area 56

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
3	025200	0760	7/23/03	65000	15300	N	N
3	154580	1390	1/22/03	56000	7686	N	N
3	154580	5770	9/24/03	49000	7800	N	N
3	154580	6205	9/23/03	70000	11850	N	N
3	412700	0645	9/2/03	115000	8022	Y	Y
3	680700	0015	1/3/02	85000	28500	N	N
3	729660	0045	6/5/03	157000	11460	Y	Y
3	729660	0120	10/6/03	75000	11060	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 56

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	005030	0050	9/19/03	293452	SALE INCLUDES NEW HOUSE
3	005030	0140	7/28/03	1577000	DOR RATIO
3	025200	0530	9/18/03	25000	DOR RATIO
3	202206	9050	6/13/02	4043	DOR RATIO
3	202206	9119	6/4/02	7336	DOR RATIO
3	202206	9135	2/23/02	2840	DOR RATIO
3	221590	2040	4/25/03	55000	QUIT CLAIM DEED; DOR RATIO
3	221590	2040	4/25/03	227000	DOR RATIO
3	322206	9002	5/6/02	80000	PARTIAL INTEREST (1/3, 1/2, Etc.); DOR RATIO
3	322206	9032	5/6/02	30000	DOR RATIO
3	337000	0038	9/11/03	25000	QUIT CLAIM DEED
3	362205	9199	2/7/03	24000	QUIT CLAIM DEED; DOR RATIO
3	379350	0780	10/9/03	249885	SALE INCLUDES NEW HOUSE
3	379350	0790	10/22/03	234284	SALE INCLUDES NEW HOUSE
3	379350	0800	9/19/03	229355	SALE INCLUDES NEW HOUSE
3	379350	0810	10/15/03	230385	NEW DEVELOPMENT; ASSEMBLAGE
3	379350	0860	9/19/03	248895	SALE INCLUDES NEW HOUSE
3	379350	1160	9/8/03	291370	SALE INCLUDES NEW HOUSE
3	379350	1160	10/1/03	270885	SALE INCLUDES NEW HOUSE
3	379350	1200	10/24/03	281000	SALE INCLUDES NEW HOUSE
3	379350	1390	9/25/03	222860	SALE INCLUDES NEW HOUSE
3	379350	1440	9/29/03	331305	SALE INCLUDES NEW HOUSE
3	412460	0035	8/6/03	3770000	DOR RATIO
3	412700	0400	4/17/03	195000	SEGREGATION AFTER SALE
3	412700	1036	8/8/03	595000	DOR RATIO
3	412700	1038	8/8/03	170000	NEW DEVELOPMENT; ASSEMBLAGE
3	412700	1043	8/5/03	765000	NEW DEVELOPMENT; ASSEMBLAGE
3	415630	0600	9/16/03	36000	QUIT CLAIM DEED
3	680700	0055	5/15/03	3917	GOVERNMENT AGENCY; EASEMENT; DOR RATIO
3	729660	0170	1/25/02	62500	ESTATE ADMINISTRATOR, OR EXECUTOR
3	729660	0175	1/25/02	62500	ESTATE ADMINISTRATOR, OR EXECUTOR
3	940657	0040	10/13/03	259823	SALE INCLUDES NEW HOUSE
3	940657	0060	10/9/03	255816	SALE INCLUDES NEW HOUSE
3	940657	0070	11/3/03	284302	SALE INCLUDES NEW HOUSE
3	940657	0110	8/28/03	253322	SALE INCLUDES NEW HOUSE
3	940657	0160	9/15/03	280040	SALE INCLUDES NEW HOUSE
3	940657	0240	9/6/03	313068	SALE INCLUDES NEW HOUSE
3	940657	0250	9/29/03	311053	SALE INCLUDES NEW HOUSE
3	940657	0300	10/20/03	329421	SALE INCLUDES NEW HOUSE



**King County
Department of Assessments**

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**Scott Noble
Assessor**

MEMORANDUM

DATE: January 31, 2004

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2004 Revaluation for 2005 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr